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UNIVERSAL SMALL HOMES

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BOOK Nº II

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FOREWORD

THERE are very definite advantages to be enjoyed in choosing one's home from house plans not to suit any one family, but rather to conform to general public approval. The drawings in this book which have been drawn up by a recognized designer, possess this advantage.

It often happens that individual ideas in design and arrangement of rooms are too exclusively personal to give the house a practical general appeal. This would mean that, should the owner afterwards desire to dispose of his home, he would find that its resale value has been greatly lessened because of its departure from the average taste.

The designs shown in this book have been very carefully selected to satisfy artistically, while conforming in a practical way to mass desire. At the same time it is also possible to modify any of these plans to suit individual demands of home builders.

For information in regard to blue prints of the designs in this book see your local Lumber Dealer or write

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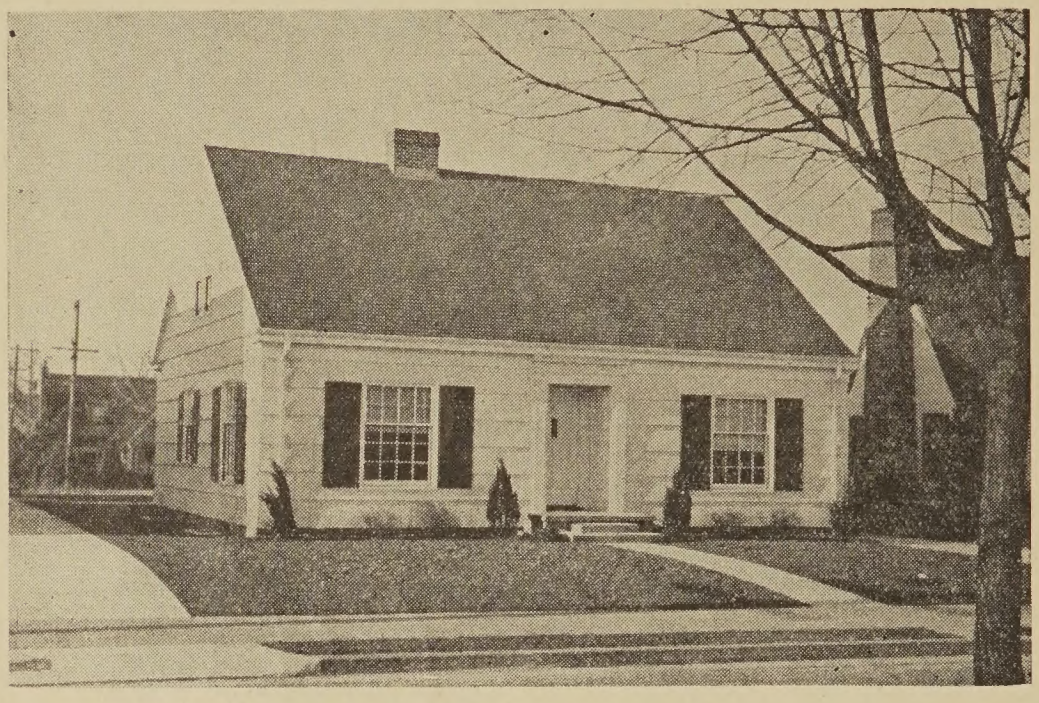
Universal Plan Service

HARRY B. BOLAND, *Manager*

Railway Exchange Building Portland, Oregon

Printed in U. S. A.

FITITE Colonial SHAKES



House No. 663-B—For Plan See No. 663

The exterior walls of this Cape Cod house are covered with

FITITE COLONIAL SHAKES

Fitite Colonial Shakes are made in 18 and 24-inch lengths and are well suited for almost any type of dwelling.

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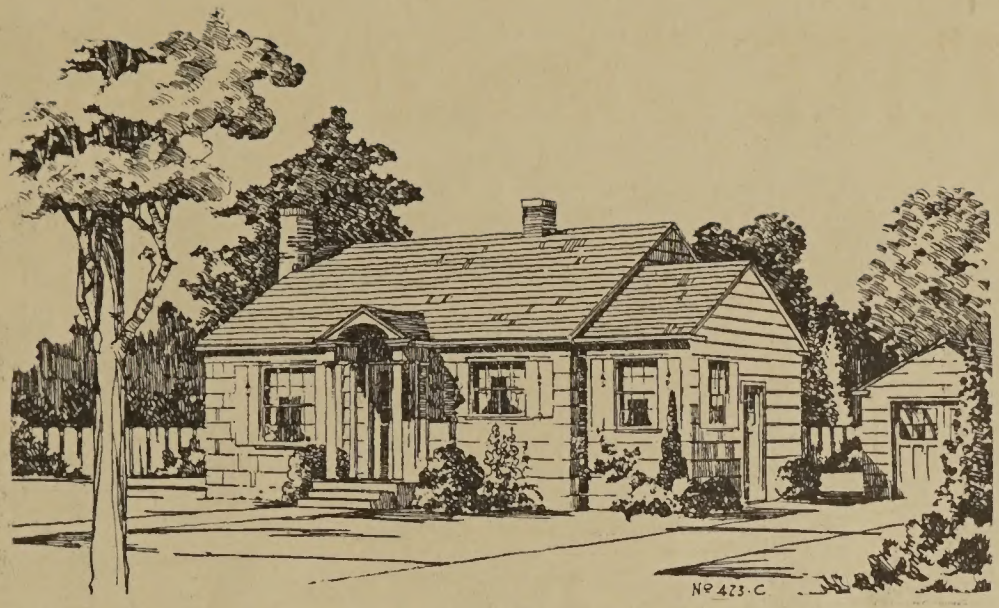
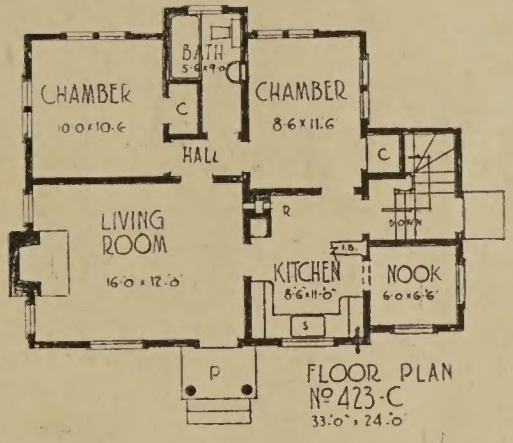


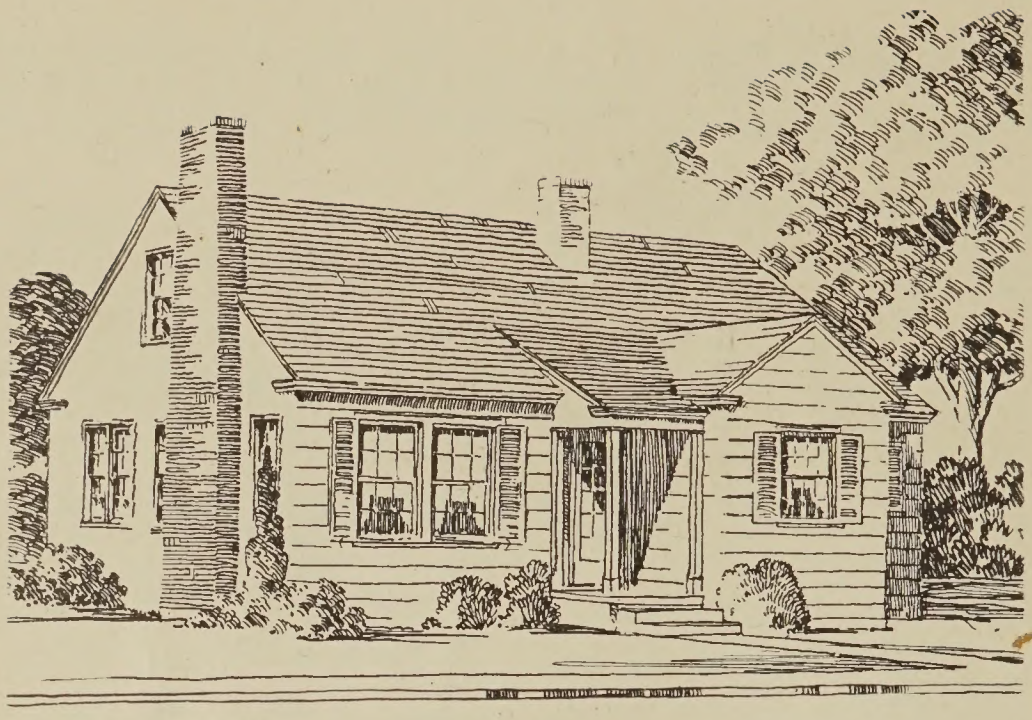


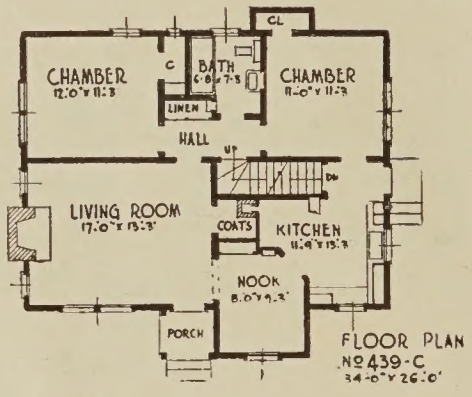
Plan No. 423-C—Colonial Cottage

Size 26′ x 24′—Area 746 sq. ft.

Pleasing lines with a carefully proportioned cover over the front door make this an especially attractive small house. The floor plan is convenient with good closet space and good circulation between rooms. The kitchen is provided with ample cupboard space and is close to the rear door and front door to lessen the work of the housewife.

A full basement is accessible from the kitchen or the outside by means of a grade entrance door. The exterior finished in shingles with a wide exposure painted white with simple green board shutters would be very attractive.

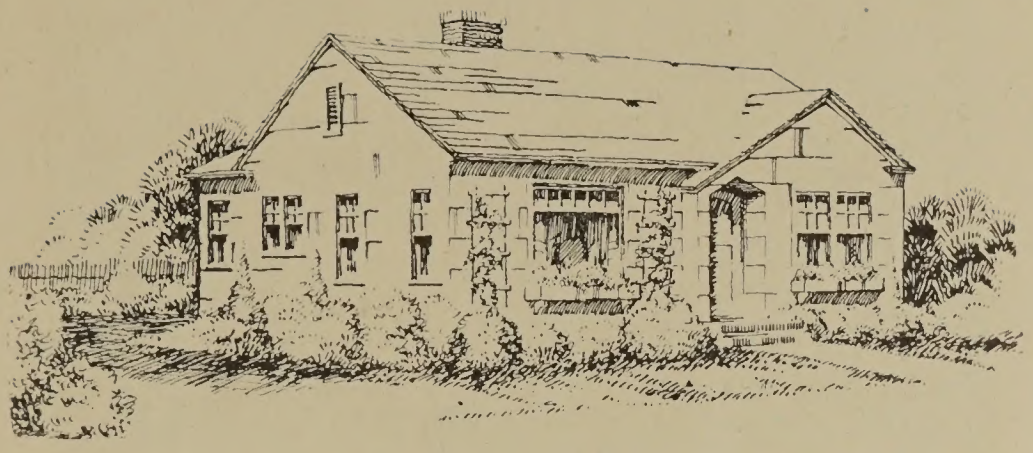


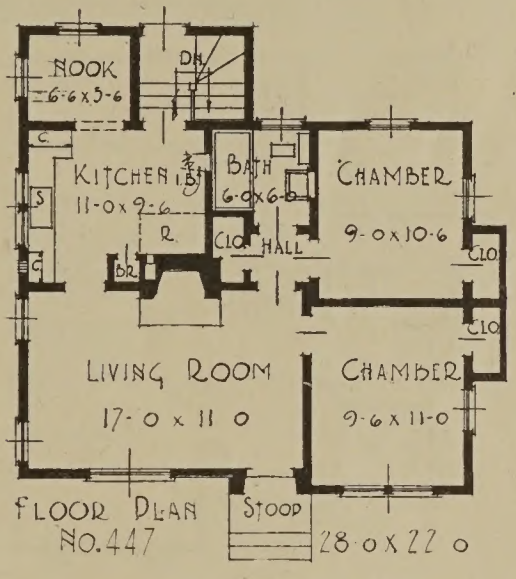


Plan No. 439-C—American Cottage

Size 34′ x 26′—Area 944 sq. ft.

Typically American with wide siding, louvre shutters and low pitched roof, this house combines a comfortable and efficient floor plan with simple lines which lend themselves to economical construction. Clothes closets and other built-in storage spaces are ample, and a generous attic provides sufficient space for at least one more bedroom at little extra cost. A full basement under the main portion of the house provides ample storage for fuel, fruit, laundry room and other utility storages.



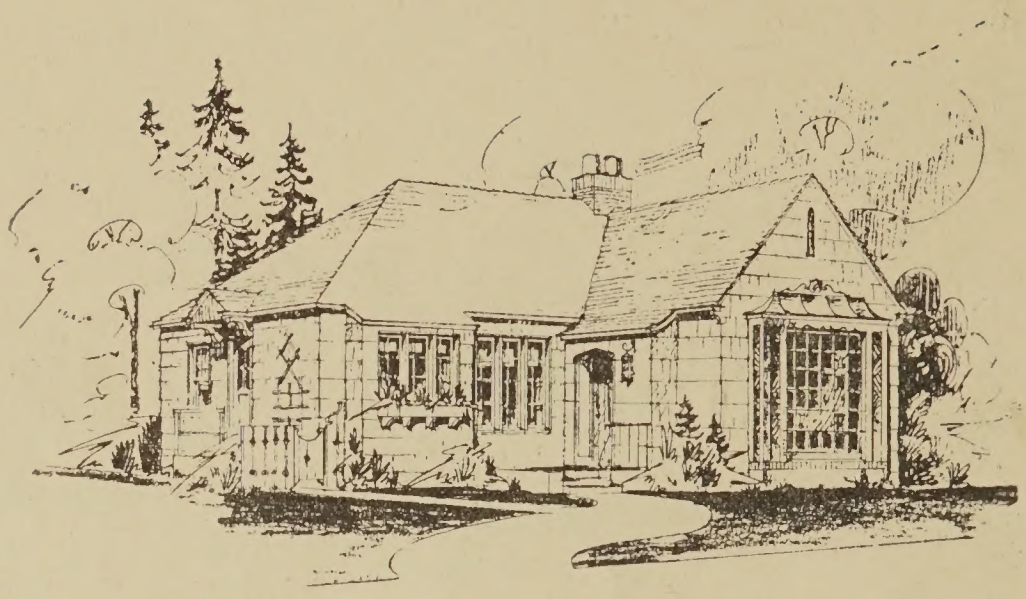


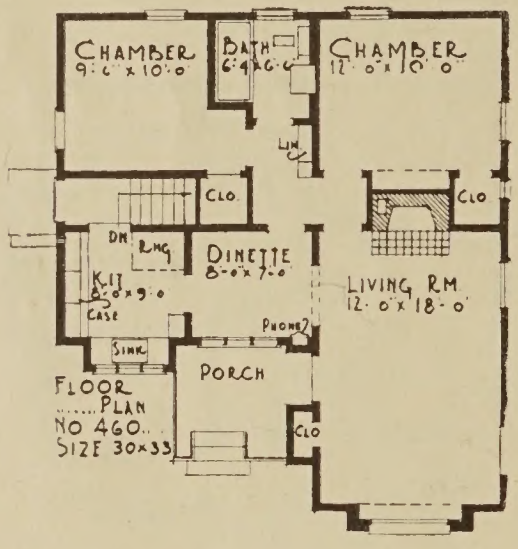
Plan No. 447—Sunny House

Size 28′ x 23′—Area 741 sq. ft.

Lots of light in all of the rooms from exactly the right angle makes this little house almost gay. The floor plan has been carefully thought out to provide a maximum of convenience and comfort with a minimum of space. The flues are in one chimney and the plumbing is all close together to make a more economical arrangement.

The exterior is finished with economical and weather proof shakes which lend themselves to the low horizontal line of the house. A full basement provides ample storage space which may be divided into different utility rooms. The roof is very low eliminating unnecessary attic space.



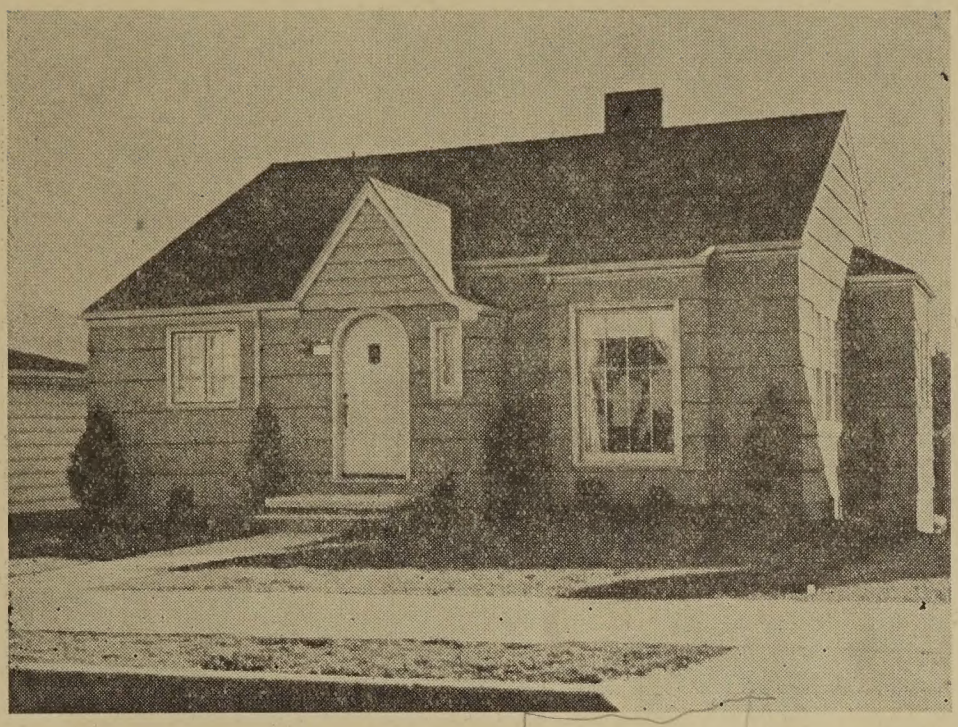


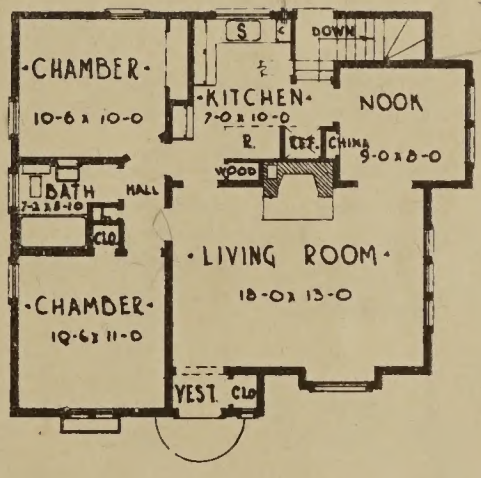
Plan No. 460—An English Bungalow

Size 30′ x 22′—Area 827 sq. ft.

The interesting lines and breaks in the exterior of this house accented with a metal hood over the brick decorated living room window are responsible for its unusual charm. Shakes for the sidewalls blend perfectly with the lines of the house for a well balanced and harmonious exterior treatment.

The rooms have been arranged to the best advantage with the principal rooms for living in the front of the house and the bedrooms and bath to the rear away from noise and traffic. Plenty of cupboard and closet space are features of the plan which is so economical of space. A low roof eliminates unnecessary attic space but a 30′ x 22′ basement provides ample storage and utility space.





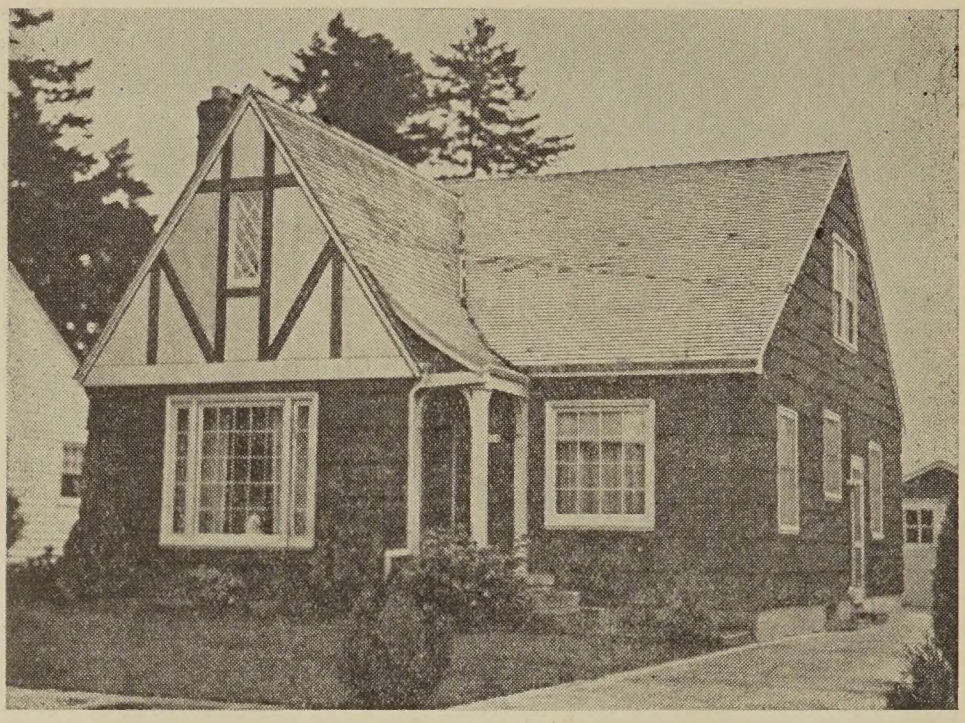
Plan No. 461—Low Roofs and Gables

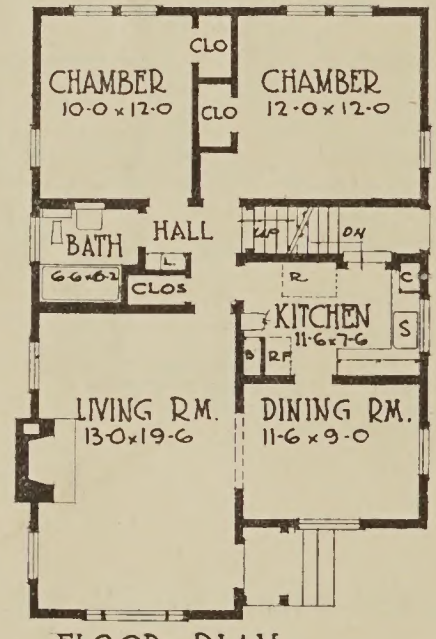
Size 30′ x 26′—Area 867 sq. ft.

The arched front doorway in its tiny sweeping gable are the central features which make this convenient little house attractive. The low pitched roof and simple shake exterior lend themselves to the economy of construction for which this house is notable and the generous rooms and convenient arrangement are the result of careful planning to use the space as fully as possible.

Attic space has been eliminated to keep costs down but ample storage space is provided by the full basement which can be divided into laundry room, fuel room, fruit room and other storage quarters. A single chimney is another economical feature which provides a fireplace as well as furnace and kitchen flues.

A grade entrance to the rear provides outside access to either the basement or kitchen which is well arranged for a maximum of cupboards and built-in equipment in the smallest possible space, thus lightening the work of the housewife.





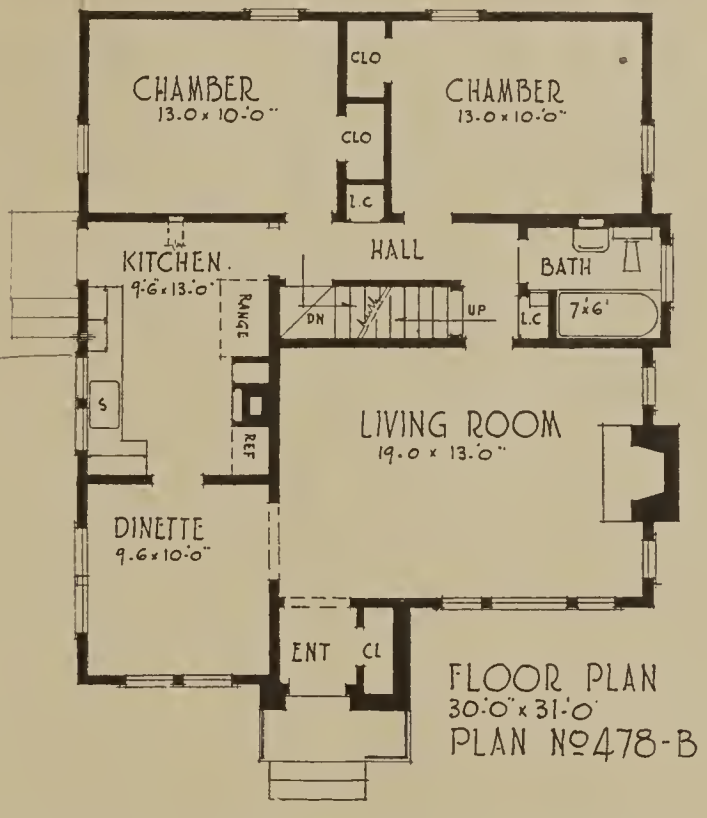
FLOOR PLAN
No 472-B
26-0 x 40-0

Plan No. 472-B—English Style House

Size 26′ x 40′—Area 968 sq. ft.

Specially provided for a narrow lot this house takes full advantage of the ground it covers to provide generous rooms in a simple arrangement, which provides good circulation and ample storage space. A large attic can be finished into an additional bedroom and a full basement can be used for storage and utility purposes.

The exterior is characteristically English, with the main portion of the house finished in shakes and a front gable in stucco panels and half timbering.

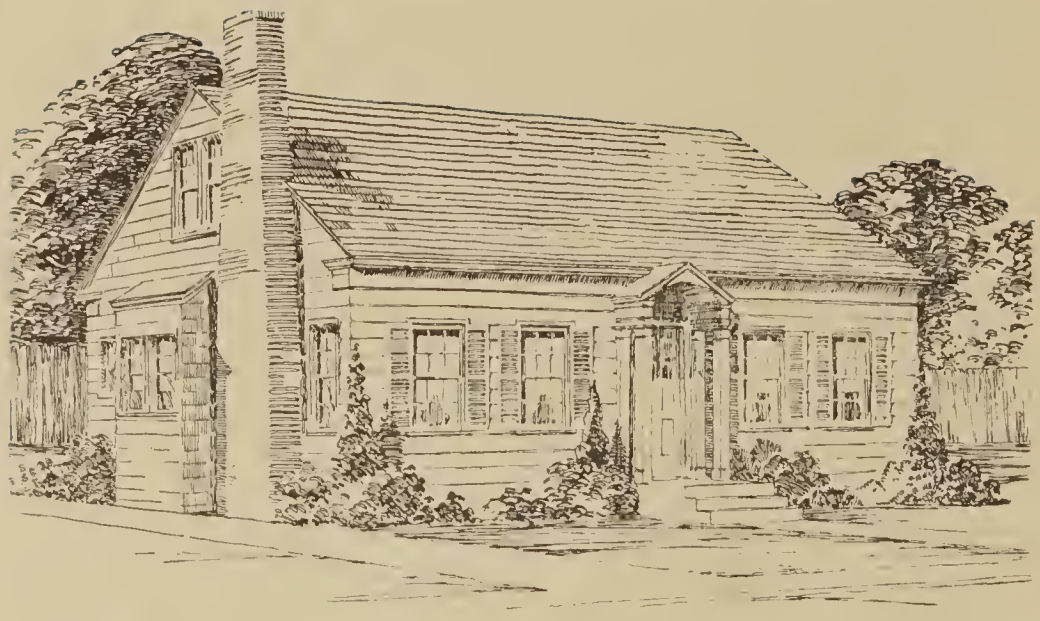


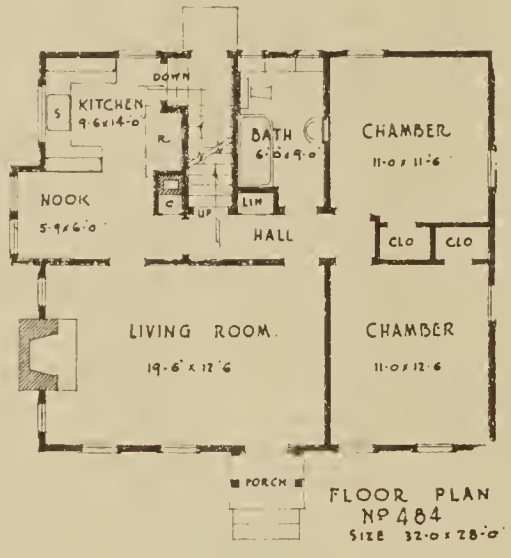
Plan No. 478-B—Modern English Cottage

Size 30′ x 31′—Area 1013 sq. ft.

This little house very neatly approaches the perfect small house. Rooms are generous and well lighted and the full basement provides space for fruit storage, fuel storage, laundry and other service. The large attic provides space which can be finished as one large room or plans may be had for dividing it into two comfortable smaller rooms.

The shake exterior of the house is accented by the brick entry gable and by the half timbering and stucco panels on the main front gable.

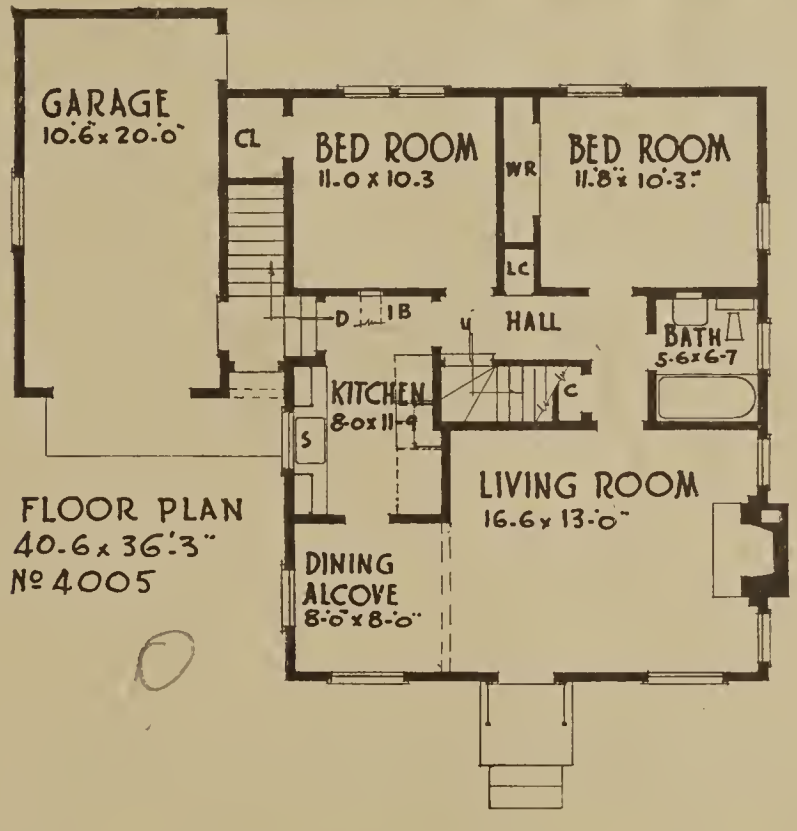




Plan No. 484—Cape Cod Cottage

Size 32′ x 28′—Area 910 sq. ft.

While this house is small it has been carefully divided to provide good size rooms and ample storage space. The kitchen has been scientifically divided to provide a maximum of convenience and storage space in a very small arrangement, and is convenient to the nook which serves as a dinette in this house. The roof is low and yet a dormer on the rear provides space for a stairway which leads to the attic that can be finished into two fair sized bedrooms. The basement is large and so divided that it can be finished into a party room as well as fuel storage and laundry and fruit closet.

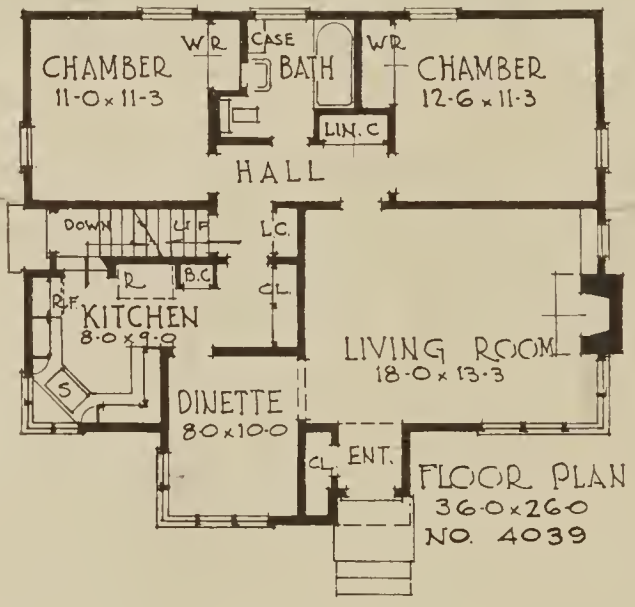


Plan No. 4005—Modern Colonial Cottage

Size 26′ x 32′—Area 888 sq. ft.

The living room and dining alcove across the front are the main attractions of this practical and economical floor plan. The attached garage is a feature for convenience as it opens into the house through a grade level entry way to the basement or kitchen.

The full basement can be divided into laundry, fruit and fuel storage rooms, as well as other play or utility spaces and the attic is large and can easily be finished into two small rooms or one large dormitory.

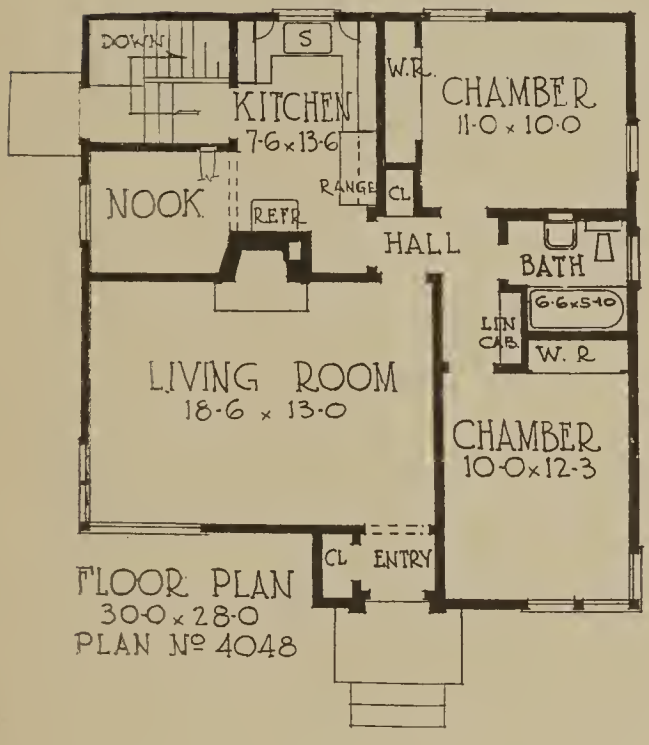


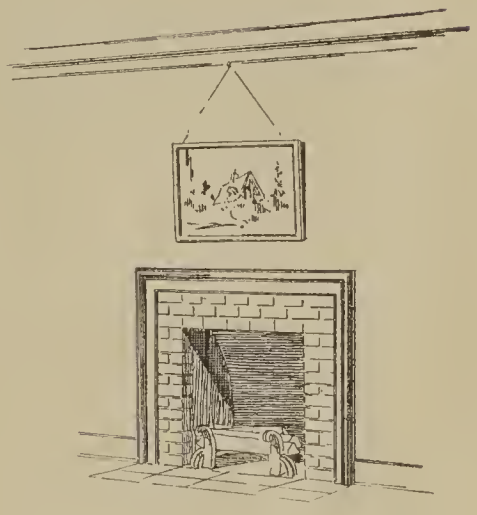
Plan No. 4039—Modernistic Cottage

Size 36′ x 26′—Area 1066 sq. ft.

This house has a modern conveniently arranged floor plan as well as characteristic corner windows and horizontal lines which indicate the modern house. The kitchen has been carefully divided to provide a great deal of storage space in the small area allotted to it; and the other storage closets in the house are ample and well located.

Finished in shakes and vertical siding, the exterior lines of the house are simple and easy to build so that it can be built at low cost. A large attic can be finished into an additional room which can be reached by a stairway from the central hallway. A grade entrance from the outside gives access to the kitchen as well as a large full basement which provides ample storage and utility space.



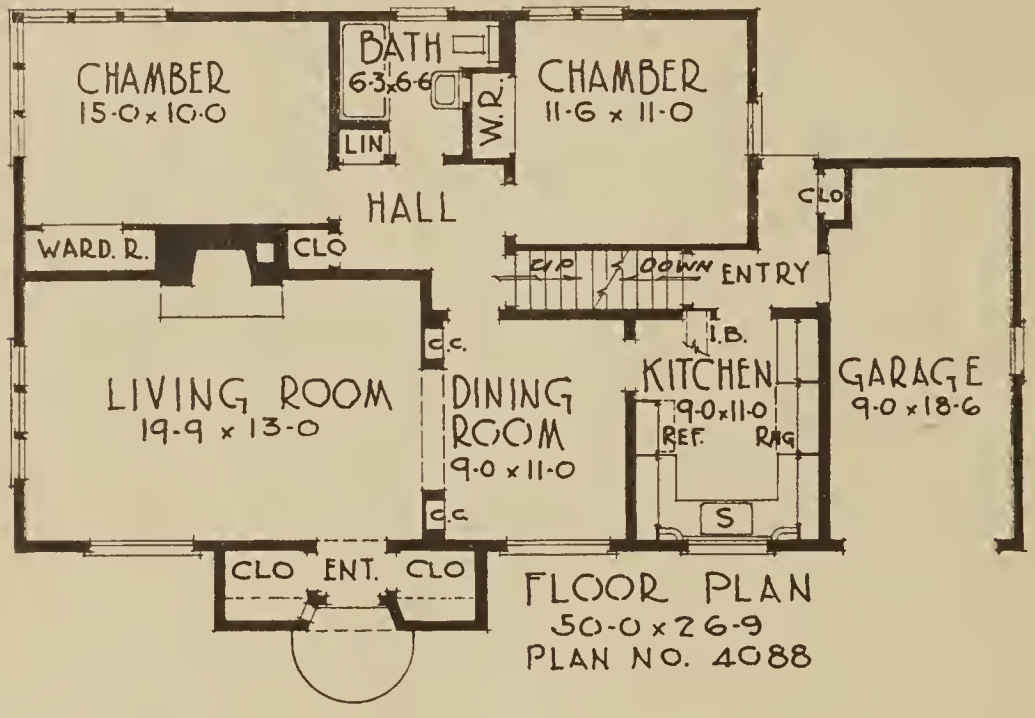


Plan No. 4048—Modernistic Cottage

Size 30′ x 28′—Area 910 sq. ft.

Designed for economy, this house is finished in shakes and has the low roof line and corner windows characteristic of the modern type. An inside fireplace provides a chimney which may be used by the furnace and kitchen range if necessary. The rear entrance comes in on the grade level to go either to the basement or the kitchen, which is carefully designed for convenience and ample storage.

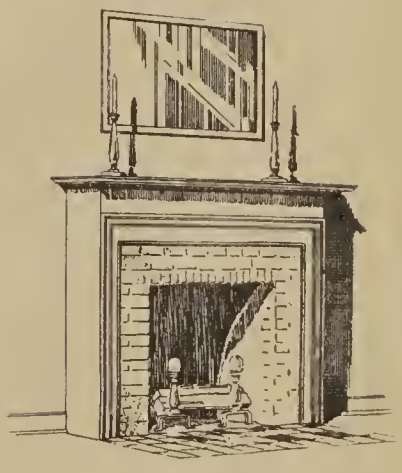
A full basement can be divided into a party room, as well as other utility and storage rooms. The simple fireplace shown would be inexpensive to build and follows the modern note of the exterior.



Plan No. 4088—Modern English Style House

Size 40′-6″ x 26′-9″—Area 1190 sq. ft.

Inside an exterior which is unusually attractive is a floor plan which is equally attractive in its large well arranged rooms. The kitchen is a masterpiece of modern planning, and the other rooms are large and provided with ample closet and other storage space. The stairway from the central hall leads to an attic which is very low, but can be used for storage space. The attached garage opens to a rear entry which has an outside door, as well as, doors to the kitchen and basement which is excavated under the entire house and can be divided into a party room as well as laundry room, fuel storage and other storage closets. Plans may be obtained with the garage in the basement under the kitchen; this is Plan No. 4088-B

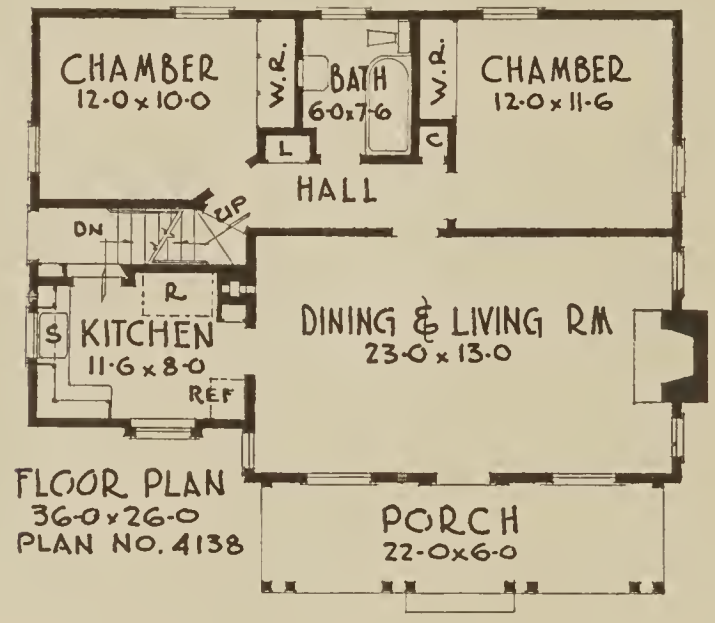


Plan No. 4130-C—Colonial Cottage

Size 30′ x 26′—Area 838 sq. ft.

The compactness of this floor plan makes it economical to build and yet it provides comfortable rooms and ample storage space. An inside fireplace provides a single chimney with flues for the kitchen range as well as the furnace.

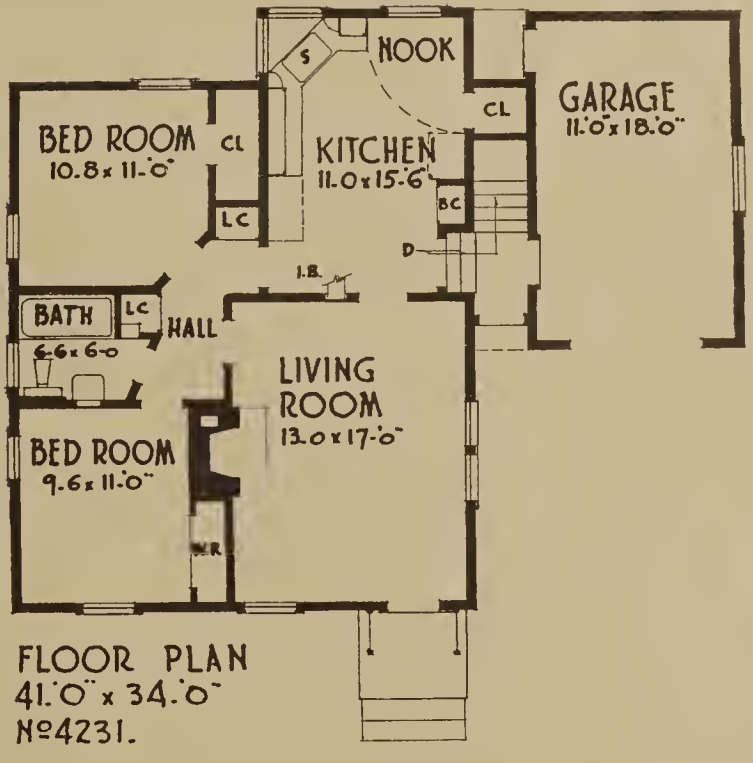
Finished in shakes with board shutters and an attractive railing over the porch the exterior is attractive and inexpensive to build. A full basement provides ample space for storage and utility rooms and a party room with a fireplace can be built. Unnecessary attic space has been eliminated by the low roof.



Plan No. 4138—Southern Colonial Cottage

Size 36′ x 26′—Area 890 sq. ft.

The wide porch across the entire main portion is a delicate and charming feature of the exterior of this house which is finished in shakes with shutters and roof painted a contrasting color. The large living room may be used as a dining room also, and the kitchen besides its ample cupboard space provides space for a small breakfast table. The attic which may be reached by a stairs from the central hall can be finished into another room; and the basement which is accessible from the outside as well as the kitchen is excavated under the entire house and provides ample space for a possible party room and other utility rooms.

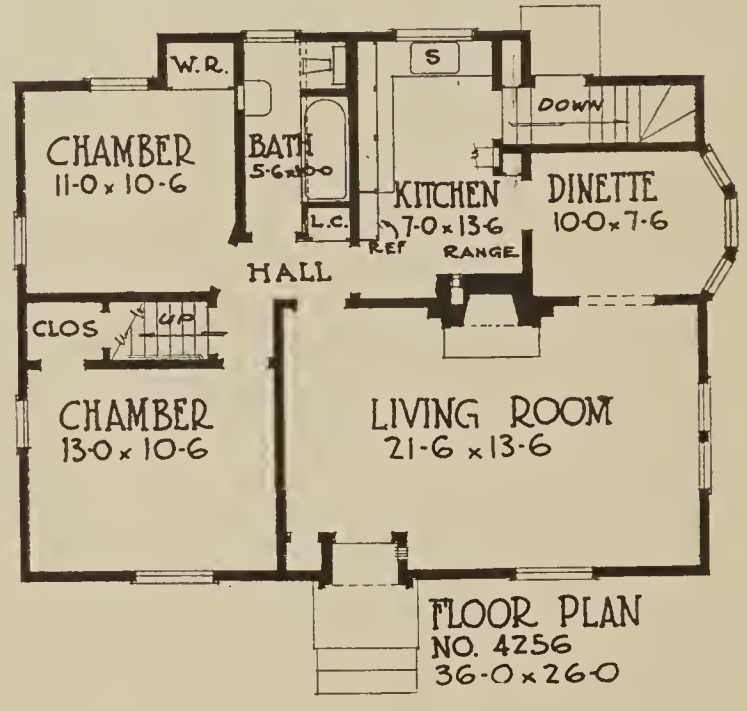


Plan No. 4231—Cape Cod Cottage

Size 26′ x 30′—Area 870 sq. ft.

The small area of this house has been carefully divided to give the maximum of useable space. An inside fireplace furnishes a flue for the furnace in the basement; and the kitchen provides table space for dining, as well as the usual cupboard space and an unusual corner sink.

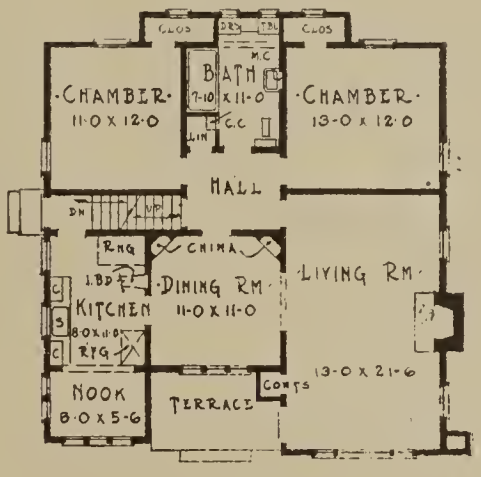
A grade entrance between the attached garage and house provides access to the garage and kitchen, as well as to the basement. The basement is excavated under the main rectangular portion of the house which is finished in shakes, painted white with contrasting green shutters and roof.



Plan No. 4256—Cape Cod Cottage

Size 36′ x 26′—Area 993 sq. ft.

A very practical floor plan is the basis for this beautiful little Colonial house which is finished in white painted shakes with contrasting roof and shutters. A central fireplace provides an additional flue which may be used by the kitchen range as well as the furnace. No modern convenience has been left out of the interior which also provides a generous attic and basement which can be divided into a party room as well as other utility and storage rooms.

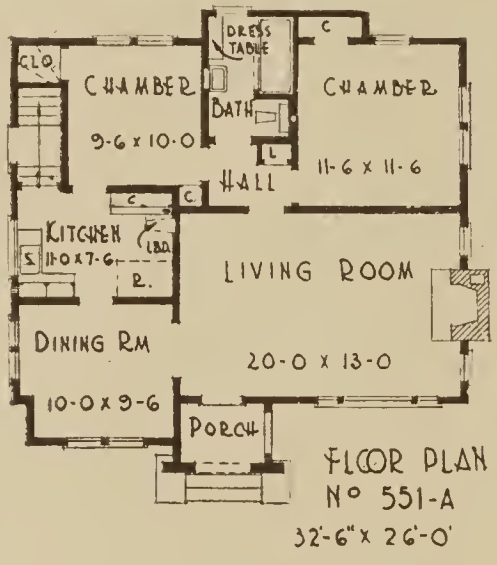


Plan No. 526-E—English Home

Size 34′ x 35′—Area 1154 sq. ft.

This good looking English house is spacious and well arranged, providing two bedrooms down stairs and space for additional sleeping room in the attic. The rooms in which the most time is spent face the front through large studio windows and the more private sleeping rooms and the bathroom are facing the rear.

The exterior is very charming with its low sweeping roofs and the tiny railing at the window in the gable over the studio sash. Finished in warm shakes and a dark roof the house will be economical to build. The basement is large and provides space for storage and laundry rooms.

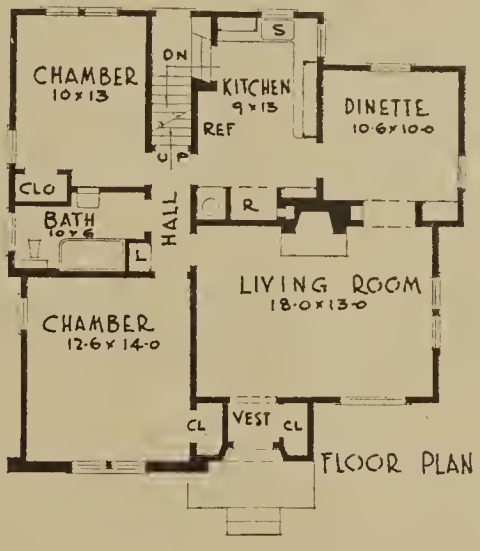


Plan No. 551-A—English Cottage

Size 32′-6″ x 26′—Area 937 sq. ft.

Finished in shakes and a stucco entrance this is an attractive little house featuring economy of space and materials. The low roof eliminates unnecessary attic space and is responsible for much of the charm of the exterior.

Wasted space has been reduced to a minimum and a full basement provides ample space for storage, fuel, heating plant and laundry room. A grade entrance at the side admits one to the basement or kitchen from an outside door.

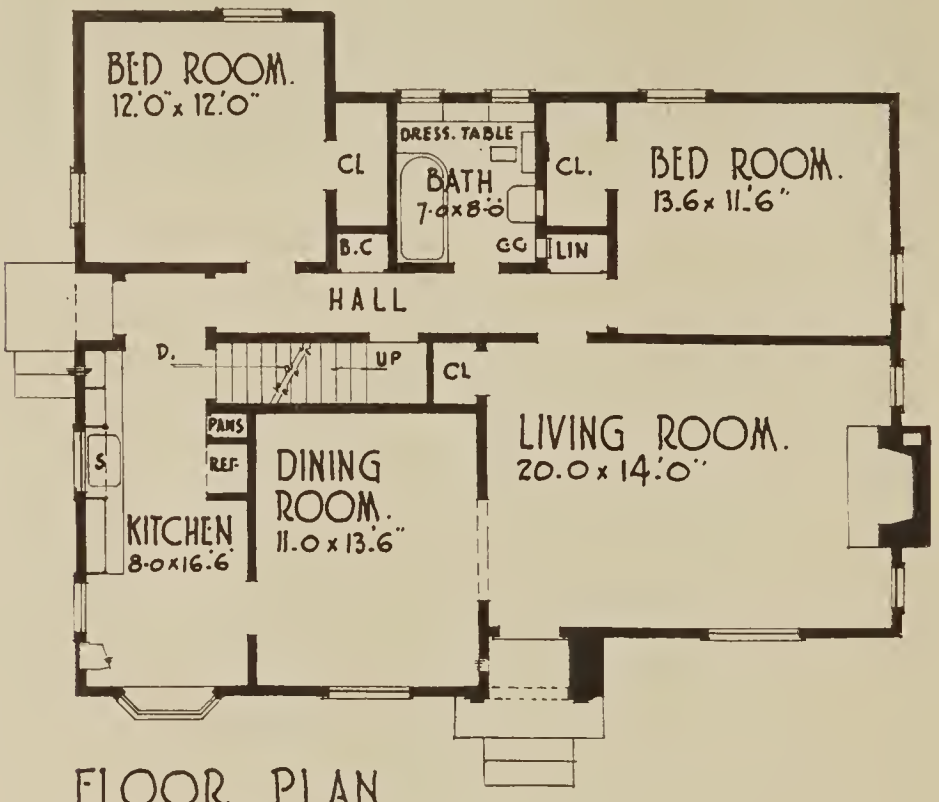


Plan No. 5016—Modified English Cottage

Size 34′ x 26′—Area 1088 sq. ft.

This good looking house has a brick and half timbered stucco gable to the front as a main feature set off by a smaller entrance gable covered with vertical boarding. The large studio sash in the main shake covered portion of the house completes the pleasing picture presented.

The floor arrangement is the last word in convenience and economy of space providing ample rooms with good closets and built-ins with only a very minimum of hall space. Two good rooms may be finished in the attic which may be reached by a stair from the central hall and a full basement provides ample storage and utility space.



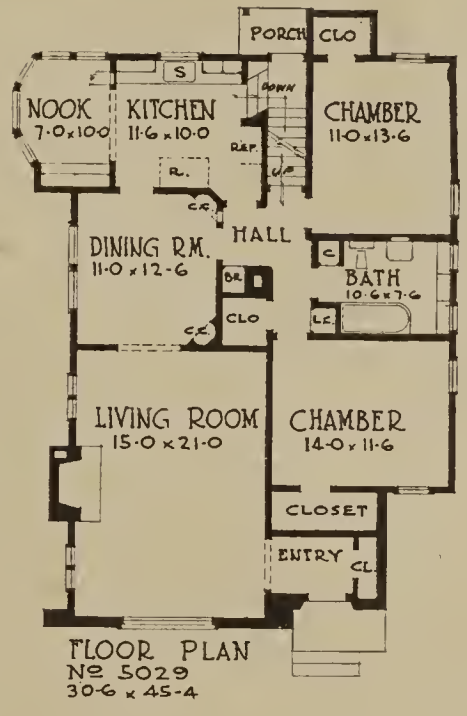
FLOOR PLAN
41.0 x 34.0"
PLAN Nº 5026.

Plan No. 5026—Cape Cod Cottage

Size 41′ x 27′—Area 1237 sq. ft.

This rambling Cape Cod house was designed for an oversize lot or suburban property. The rooms are all large and closet space and cupboard space is generous with a large attic in which additional sleeping space can be finished. The kitchen has nook space in the front with a wide window ledge for plants or buffet service.

A full basement under the main portion of the house provides ample space for laundry room, fruit room, fuel, heating plant and storage space. Finished in shakes with roof and shutters painted a contrasting color the exterior would be very striking and fitting to almost any setting. Plans provide either a double or single garage.

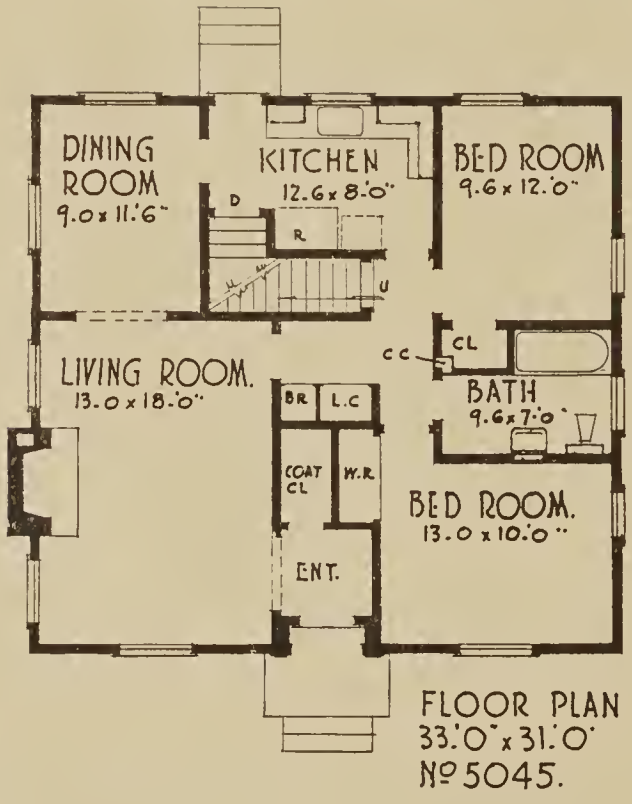


Plan No. 5029—Beautiful English House

Size 30′-6″ x 45′-4″—Area 1357 sq. ft.

The most important features of this strikingly beautiful English type house are its comfort and convenience. The rooms are all generous with ample closets and built-in space well arranged and yet the house will go on the average city lot; and leave space for a driveway to the garage. The second floor may be divided into two bedrooms of large size or left unfinished as an attic if desired. A full basement under the house is very large and is divided off for a party room with a fireplace as well as other storage and utility rooms necessary.

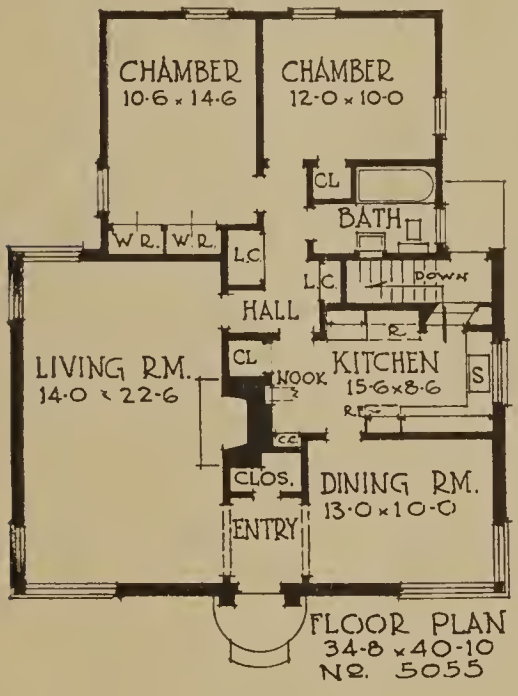
The brick gables with their simple timber work to the front strikingly set off the shake finish on the main portion of the house.

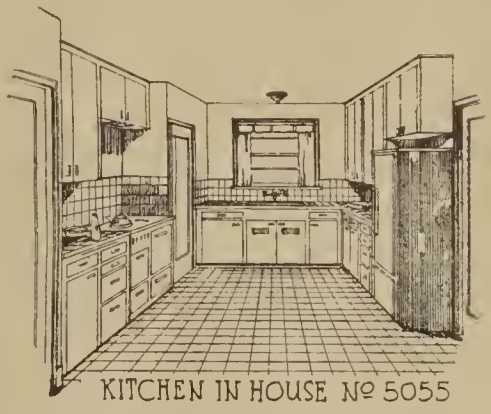


Plan No. 5045—Cape Cod Colonial

Size 33′x31′—Area 1013 sq. ft.

The simplicity of this typical Cape Cod Cottage which has absolutely no breaks in the roof line is not only its chief claim to beauty, but a feature which makes it very economical to build. It would be equally attractive in wide siding or shakes painted white with trim and roof contrasting color. The floor plan is very convenient and offers generous size rooms with stairway from central hall to an attic which may be finished into an additional sleeping space. Full basement is provided in this house.



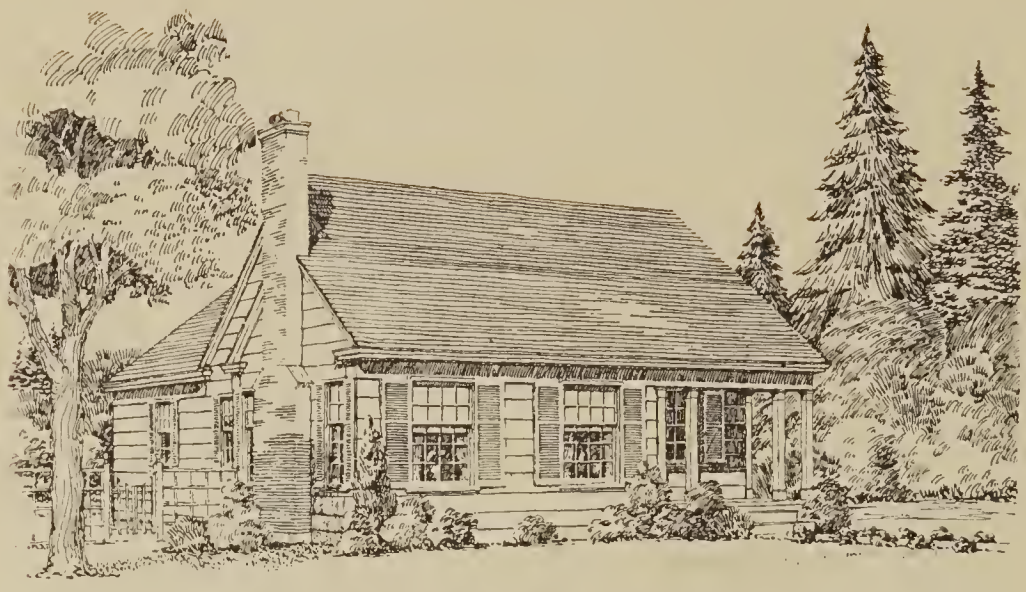

KITCHEN IN HOUSE No 5055

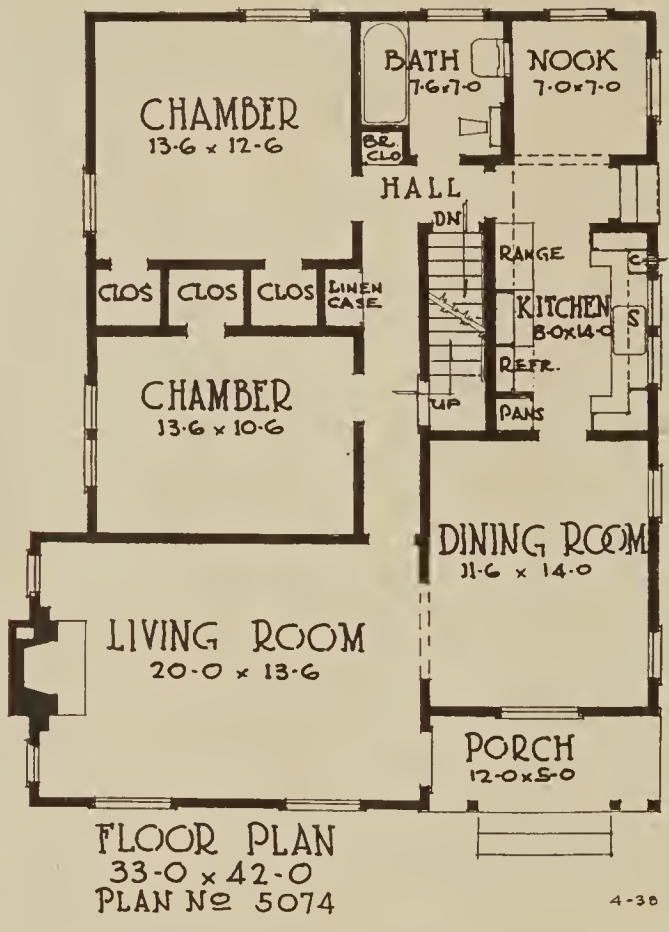
Plan No. 5055—Moderne Cottage

Size 34′-8″ x 40′-10″—Area 1207 sq. ft.

This unusual little house offers the very last word in modern design both of the floor plan which was laid out to be as useable as possible, and the exterior which is daringly different. The main front portion of the house is finished in brick veneer and yet expense is kept down by the fact that the basement is excavated only under the rear portion which is frame finished in siding.

The ultra-modern kitchen is illustrated to the right of the floor plan and is entirely in keeping with the balance of the house. Space for a nook table is also provided in this kitchen. The unnecessary attic space has been eliminated to reduce cost.



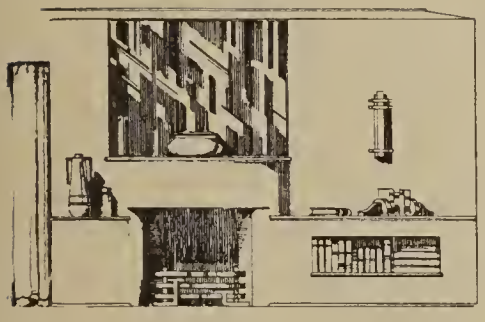


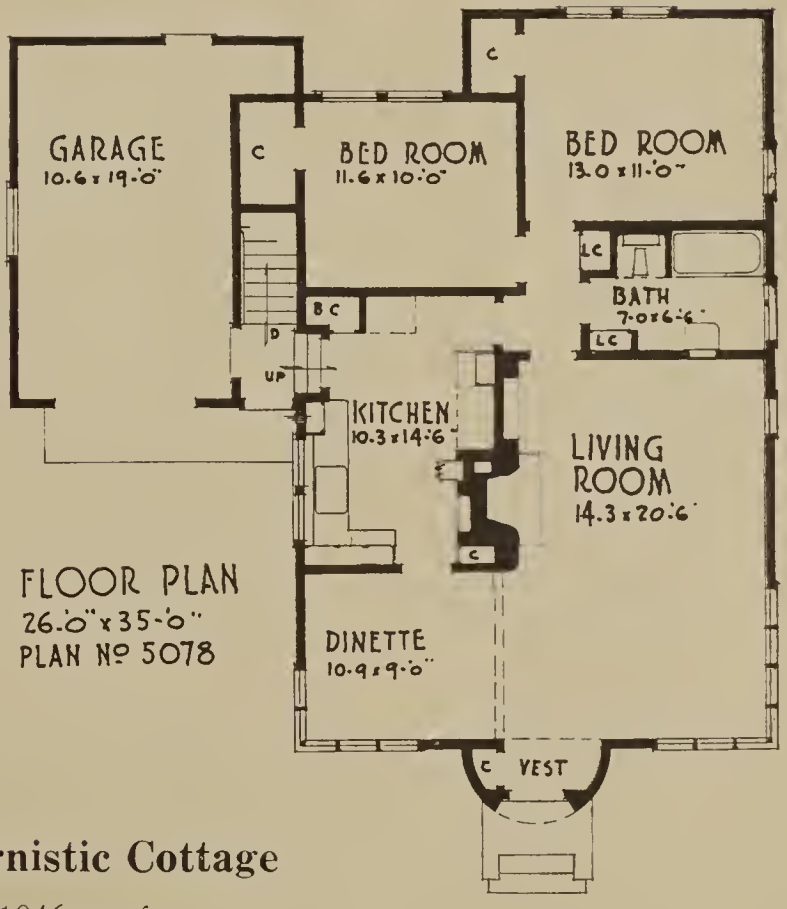
Plan No. 5074—Suburban Colonial House

Size 30′ x 42′—Area 1243 sq. ft.

While the interior arrangement is completely modern and up-to-date providing every possible convenience and generous sized rooms, the exterior is of the simple unassuming Colonial type which would do equally well in either suburban or city setting.

A full basement provides ample storage and utility space and is easily accessible from the kitchen while the clever roof arrangment provides a space in the attic which may be left unfinished for a large storage space or finished up into two bedrooms and a bathroom of generous proportions. The kitchen is a masterpiece of modern scientific kitchen planning.



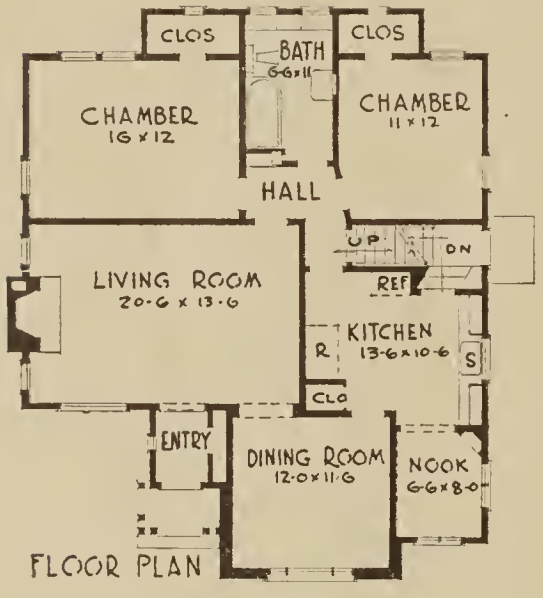


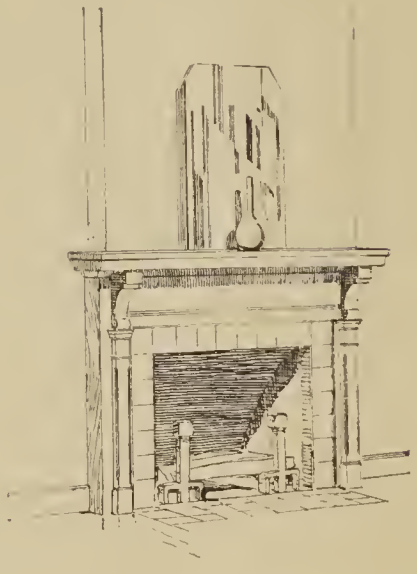
Plan No. 5078—Modernistic Cottage

Size 26′ x 40′—Area 1046 sq. ft.

This simple modern house is laid out for the utmost possible convenience, and yet its simplicity makes it an economical house to build. The attached garage has a door to an entry way which leads to the outside, basement or kitchen.

Finished in shakes with a stucco entrance the house has corner windows which are cut in a modern streamline manner to match the horizontal lines of the house. The small drawing shows a picture of the beautiful modern fireplace in the living room. The basement is large and may be divided into a party room as well as finished into a furnace and fuel room, laundry room, fruit room, etc.



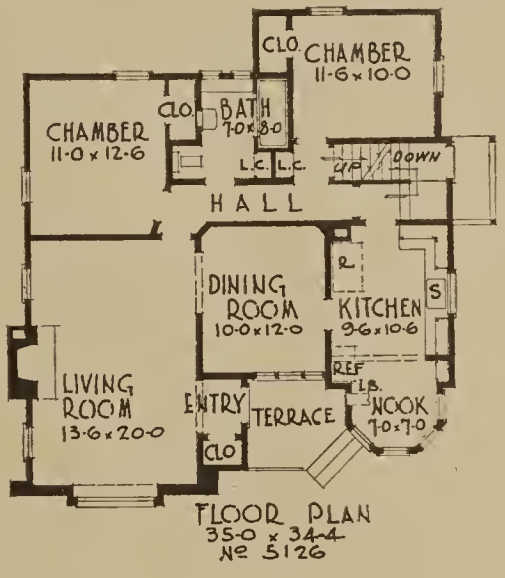


Plan No. 5122-B—Elaborate English Style

Size 34′-6″ x 27′—Area 1240 sq. ft.

The distinctive exterior of this house is featured by an unusual timber design in the front gable complemented by a smaller gable over the entrance way. Chiefly of shakes the exterior uses a bit of brick, siding and stucco with half timbering set off by large ornamental windows.

Convenience is the keynote of the floor plan with large rooms, generous closets and every possible built-in convenience such as a dressing table in the bathroom, kitchen cupboards and linen and clothes storage space. The large basement under the main portion of the house provides ample space for storage and utility rooms while the attic can be finished into an additional bedroom accessible from the central hall near the bathroom.

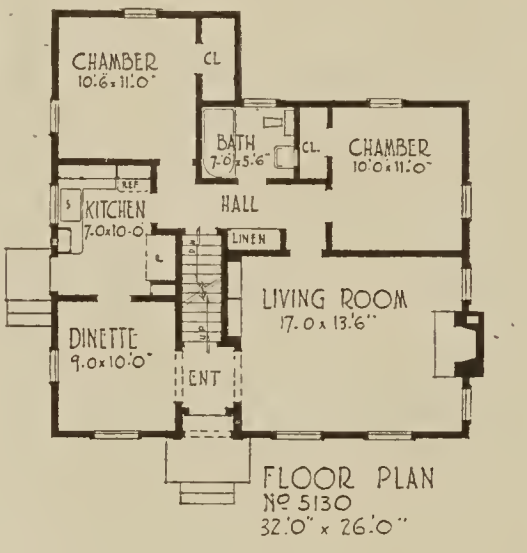


Plan No. 5126—Beautiful English House

Size 35′ x 34′-4″—Area 1148 sq. ft.

Unusual in character, this typically English house displays a beautiful exterior and has rooms of generous size arranged for a maximum of convenience. A bay window in the living room wing which is faced with brick is accented with a metal hood to contrast the shakes on the main body of the house.

The interior features a kitchen scientifically planned for convenience which is seperated from the nook only by a wide arch and leads to a hall which has access to the full basement or rear door. A large attic can be finished into additional sleeping quarters as well as trunk storage space in the gable over the living room. This house is equally adapted to an inside or corner lot.

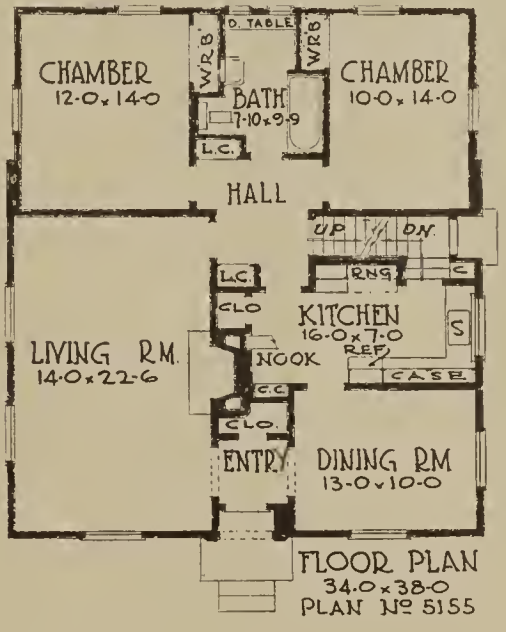


Plan No. 5130—Cape Cod Cottage

Size 32′ x 33′—Area 927 sq. ft.

A small house which provides many of the conveniences of a larger home this is one which can be built and kept as economically as the smallest. The entrance hall with its recessed doorway leads to the living room or dinette and a stairs which gives access to a large attic which can be finished into two large additional bedrooms. The kitchen has been carefully designed for the utmost in convenience and labor saving.

Finished in shakes painted white with shutters and roof painted a contrasting color this would make an attractive house in either suburban or city locale. A full basement under the main portion of the house provides space for laundry room, furnace and other utility and storage spaces.

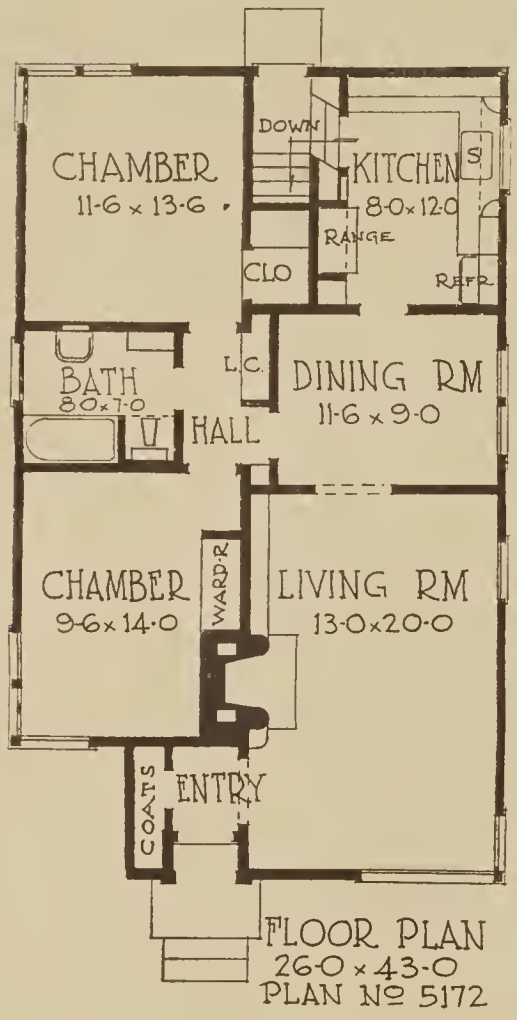


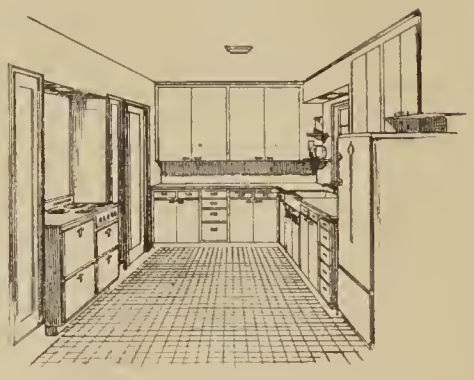
Plan No. 5155—Cape Cod House

Size 34′ x 38′—Area 1281 sq. ft.

The simplicity of the exterior of this house conceals a floor plan which is seldom attained for comfort and convenience. Circulation from room to room is ideal and the rooms are all of generous size while the attic is large and can be finished with two bedrooms and a sewing room if desired. The outside is finished in shakes or siding for comfort and economy as well as fine appearance.

The full basement which may be divided into a party room, heating room and laundry is accessable from the outside with a grade entrance door which also leads to the kitchen. The cupboards are arranged for the greatest possible convenience and storage space.



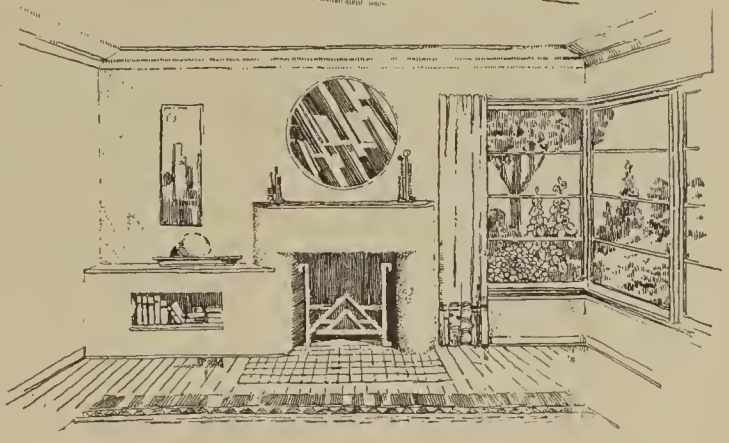


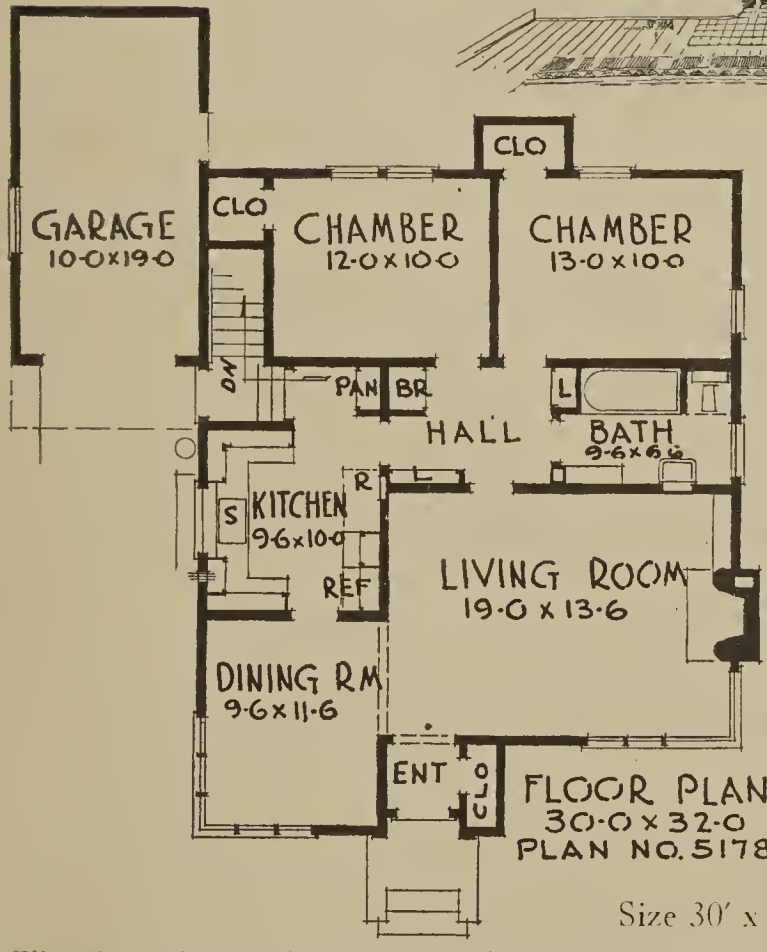
Plan No. 5172—Modernistic Cottage

Size 26′ x 43′—Area 1076 sq. ft.

This small house follows the modern mode of simplicity of line and detail. Carefully planned for interior convenience and economy of construction the rooms are all generous in size and well arranged. Finished in shakes and corner windows it is modern in exterior design and the interior with its full basement divided into party room, laundry room and heating room reflects this with modern completeness.

As storage closets and rooms are ample size unnecessary attic space is eliminated by the low roof which accents the modern exterior lines. The small drawing is a picture of the modern efficient kitchen.





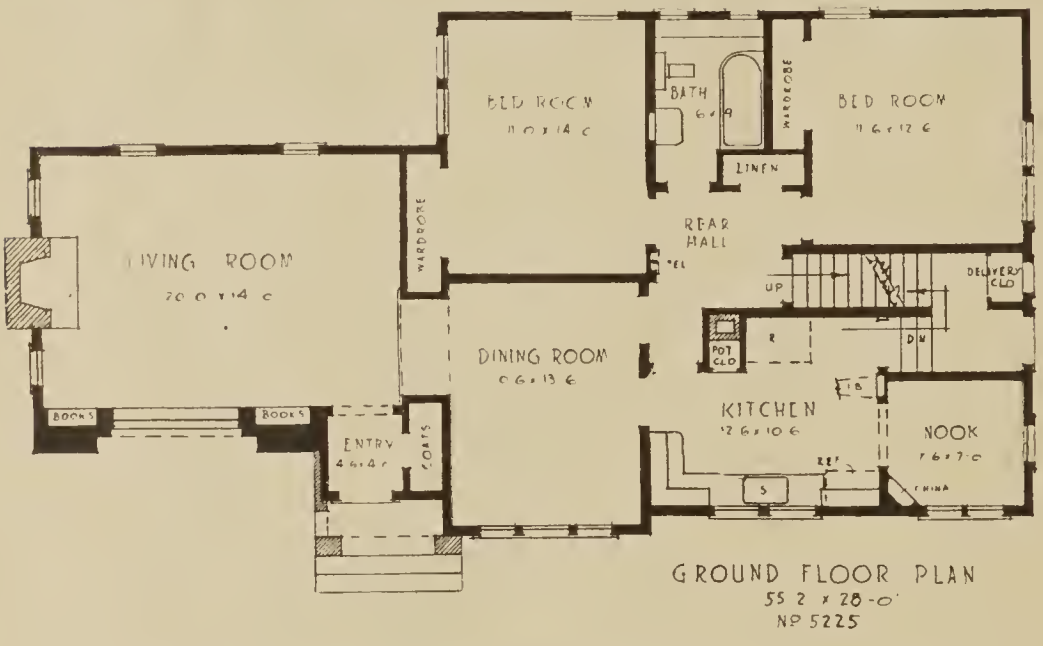
Plan No. 5178

Moderne Cottage

Size 30′ x 32′—Area 1062 sq. ft.

The floor plan of this attractive little modern house is unexcelled for convenience and economy of space. Rooms are generous and well arranged and built-in conveniences are placed for a maximum of comfort and storage space. Finished in shakes the exterior is featured by corner windows and a low hipped roof which provides a hood over the garage doors for shelter at the back door.

The rear entry provides access to the kitchen as well as the full basement which can be divided into utility and storage rooms. The small drawing illustrates the modernistic fireplace and corner windows in the living room which is the central feature of the house.



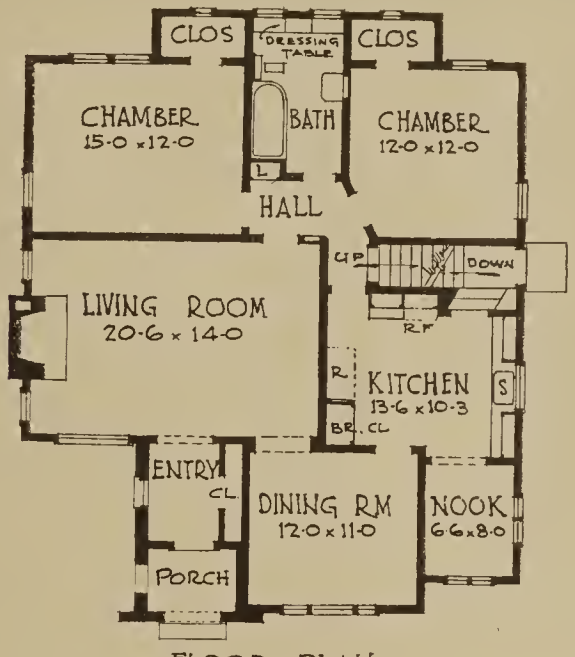
Plan No. 5225—Rambling English House

Size 55′-2″ x 28′-0″—Area 1325 sq. ft.

While this house is best suited to the informal surroundings of a suburban site it would go very well on a corner lot or other property with wide frontage which would take the best advantage of the disposition of the principal rooms across the front of the house. The rambling character of the exterior treatment is accented by the many gables which in turn provide good light for the generous attic room over the main portion of the house.

The interior is featured by a vaulted ceiling in the living room and a wide arch between that room and the dining room. Generous rooms and closets are provided by this plan which arranges the rooms so that the circulation from room to room is easy and private.

A modern well equipped kitchen and nook have easy access to the basement which is under the main portion of the house but not under the living room wing.



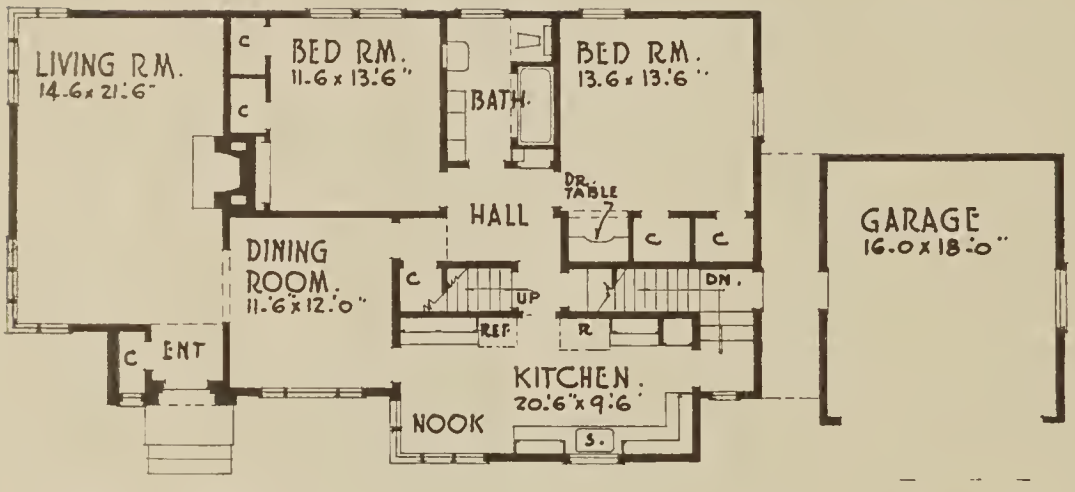
FLOOR PLAN
35-6 x 40-2
NO. 5322

Plan No. 5322—Modern English House

Size 35′-6″ x 43′-8″—Area 1379 sq. ft.

Modern comfort and convenience were the chief thought in designing this house with its large rooms and big closets. The arrangement was carefully thought out to provide a maximum of convenient circulation from room to room.

Finished in shakes with a brick arch at the entry and low gables to the front the house does not show its large size and blends well with modest surroundings or country property. A full basement under the main portion of the house provides ample space for laundry, heating room, fuel storage, etc. A large attic provides additional space which can be finished into a bedroom.



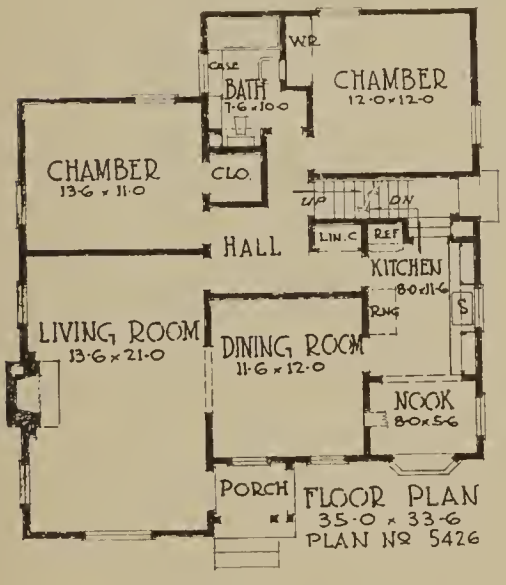
FLOOR PLAN.
52.-6" x 27.-8"
PLAN Nº 5325.

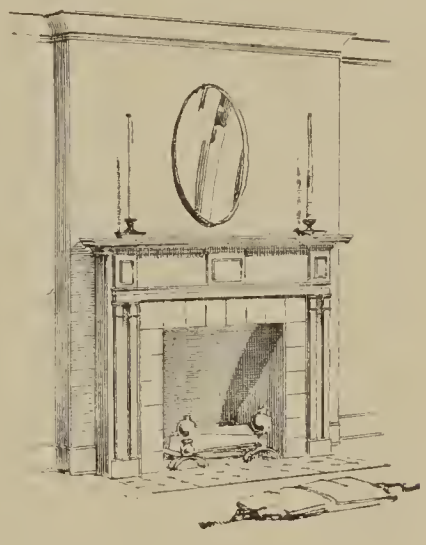
Plan No. 5325—Rambling Modern House

Size 52′-6″ x 27′-8″—Area 1483 sq. ft.

Ideally adapted to a corner lot or wide suburban property this low modern house is striking in appearance and carefully planned for comfort and convenience. Finished in shakes with corner windows and brick at the entrance the low roof and attached garage complete the modern picture.

The kitchen and nook are one room with carefully planned cupboard space and a door leading to the covered passageway between the house and garage as well as to the full basement which may be divided into a party room as well as laundry fuel and other utility rooms. A stair from the central hallway leads to the low attic which can be used for storage purposes. The small drawing shows the dressing table in the master bedroom.



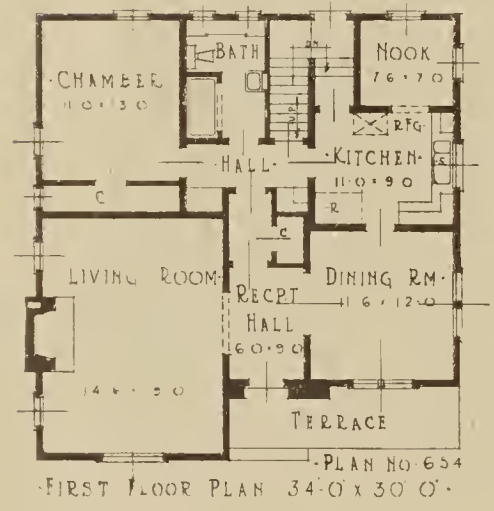


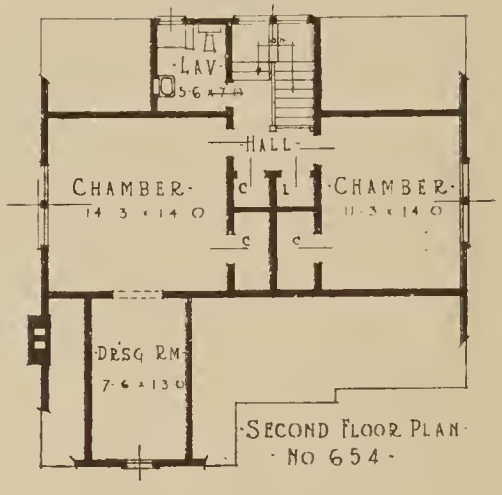
Plan No. 5426—Colonial House

Size 35′ x 33′-6″—Area 1193 sq. ft.

The distinctive exterior of this house is covered with shakes or siding which when painted white with contrasting colors on the roof and shutters blends well with either suburban or city surroundings. The rooms are all large and well arranged for comfort and convenient circulation with generous closets and cupboard space. A large attic may be finished into additional sleeping rooms if desired and the full basement furnishes sufficient room for heating and laundry utility space.

The fireplace shown goes with the exterior type of the house and is inexpensive to build. This house can be built with a single or two-car garage.



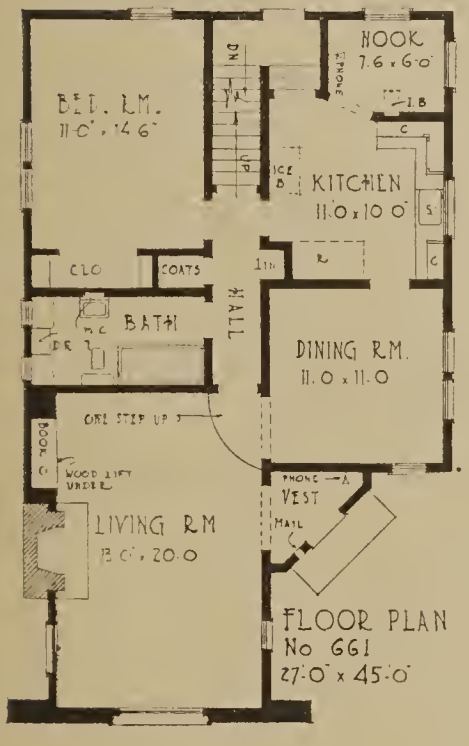


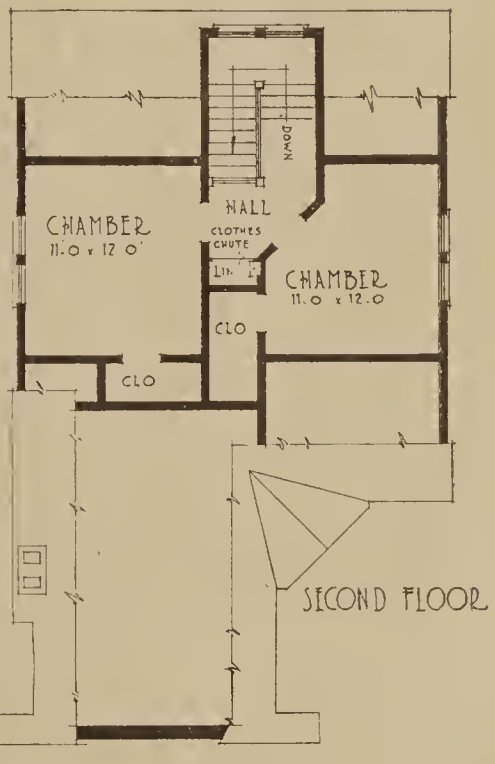
Plan No. 654—Dignified English House

Size 34′ x 30′—Area 1117 sq. ft.

This ideal six-room house is well arranged and provides generous room in a small amount of ground area. The kitchen is well designed for easy meal preparation and care while the central halls are laid out to give privacy and easy entrance to the rest of the house.

The exterior is a beautiful blending of shakes and stucco panels with half timbering. The full basement is ample for storage, laundry, heating and other utility rooms. By simply building another flue through central closets for the furnace a party room can be built under the living room with a fireplace in it.



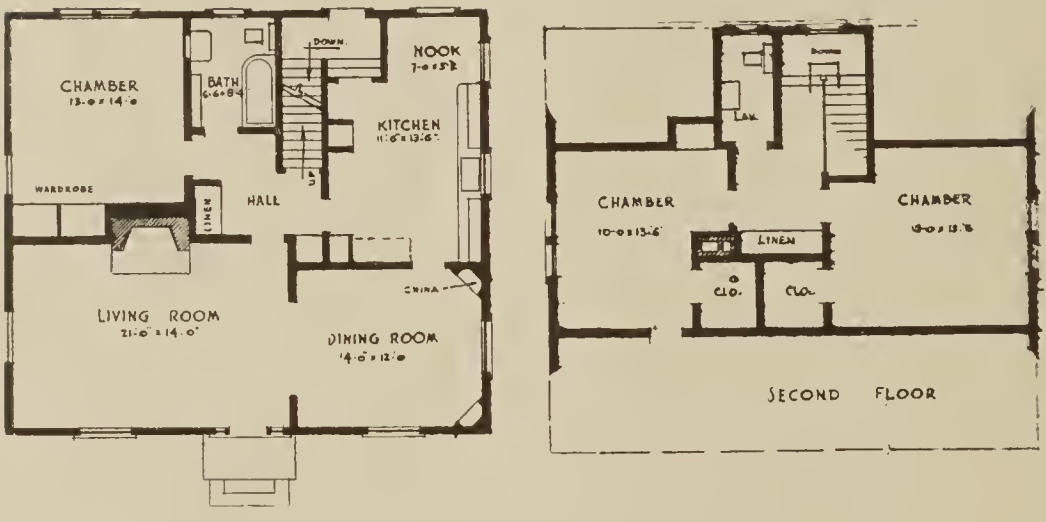


Plan No. 661—Corner House

Size 27′ x 29′—Area 1055 sq. ft.

Generous rooms and convenience of plan carry out the promise of this house with an unusually fine English exterior. Especially adapted to a corner lot it can readily find its place on an inside lot with a corner entrance facing the driveway. The inside of the house is featured by a living room with a vaulted ceiling and floor which is one step lower than the rest of the house. The basement for this house is excavated under the 27′ x 29′ rectangular portion only and left unexcavated under the ell of the living room.

Modern convenience has been thought of in every room with sufficient closet space, dressing table and bath room, and a well laid out kitchen.



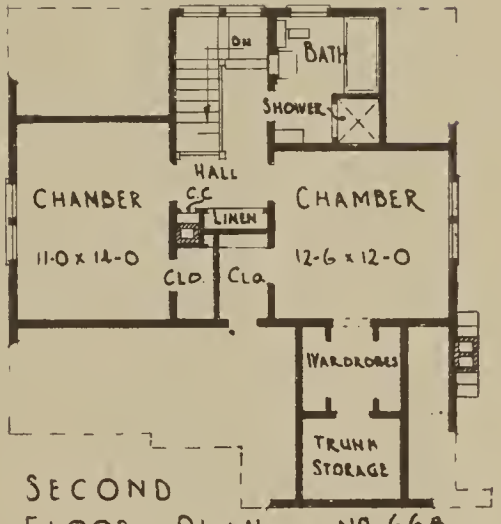
Plan No. 663—Plain Cape Cod Cottage

Size 36′-6″ x 32′—Area 1168 sq. ft.

Finished in wide siding and green shutters with its broad unbroken roof surface this house is simplicity itself. Typically Colonial with header boxes on the downspouts, sidelights at the front door and low front stoop the plan inside is frugal of space and yet provides generous rooms and convenient passage from room to room.

A full basement provides space for a possible party room as well as laundry room, furnace and fuel storage room and fruit room.

FIRST FLOOR PLAN – 32 x 30
Nº 668



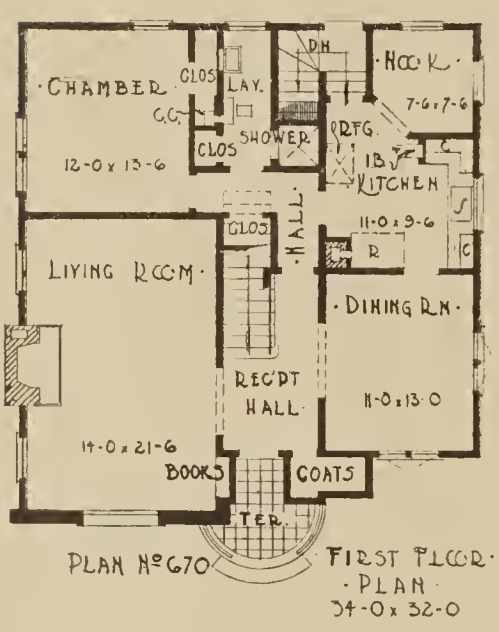
SECOND FLOOR PLAN Nº 668

Plan No. 668—Modern English House

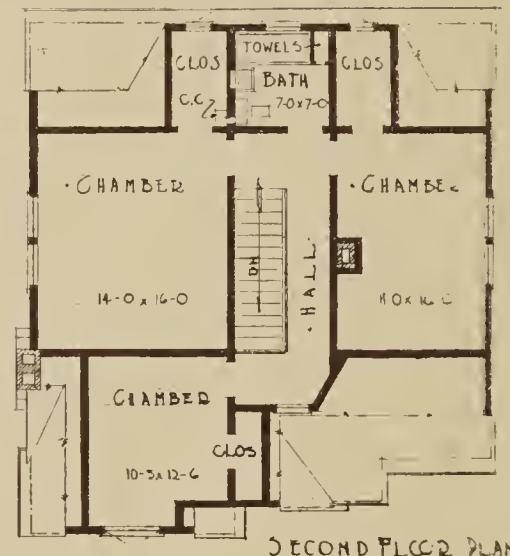
Size 32′ x 30′—Area 113 sq. ft.

A floor plan which is convenience itself features this good looking English type house with stucco, brick and shakes used on the exterior. The sunken living room is down one step below the rest of the house which gives it a fine effect and the rooms are all large and well arranged.

Ample closets and storage space are provided along with the house so that the basement under the dining room, kitchen, nook and bedroom is large enough for laundry, heating plant and storage room. Plans for a single or two-car garage may be obtained with this house.



PLAN Nº 670 FIRST FLOOR PLAN
34-0 x 32-0



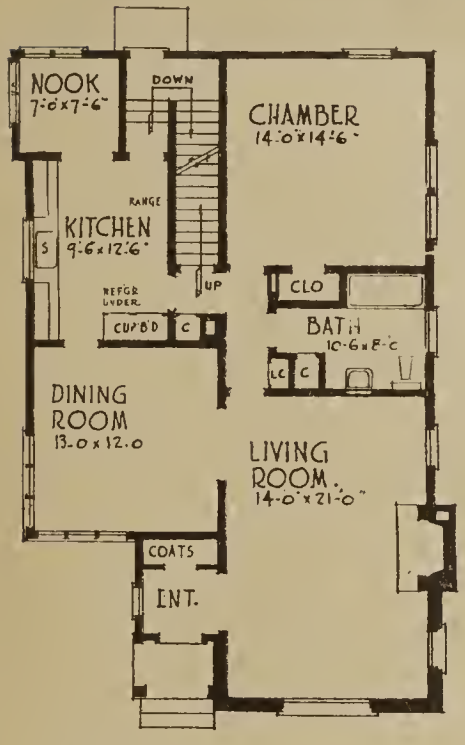
SECOND FLOOR PLAN
PLAN Nº 670

Plan No. 670—Impressive English House

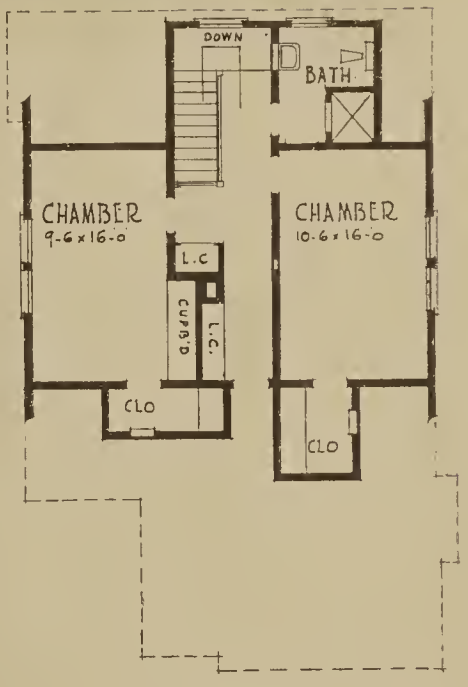
Size 34′ x 32′—Area 1212 sq. ft.

The large plate glass window with circle top in a frame of stone veneer is the commanding feature of this house built in shakes and stucco and half timbering. The windows in the gable follow the same note with a circle top in the front one of the three bedrooms provided on the second floor of this large, roomy house.

A full basement provides space for a party room with a fireplace as well as laundry, heating plant and other utility and storage spaces. A dormer on the rear roof furnishes space for the second floor bathroom and closets in the two large bedrooms to the rear.



FIRST FLOOR PLAN
28'-6" x 45'-10"



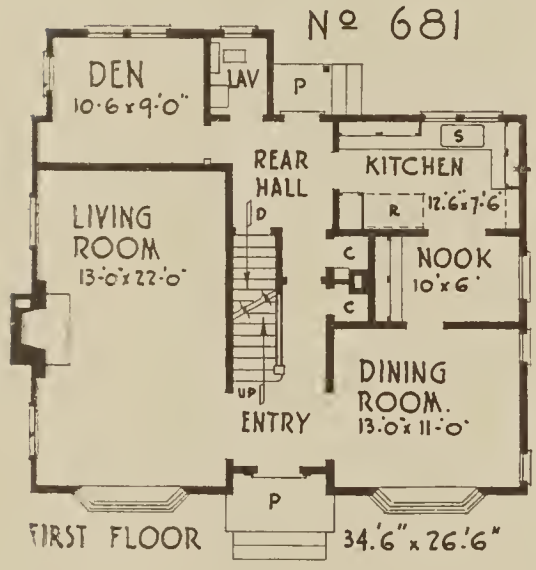
SECOND FLOOR PLAN

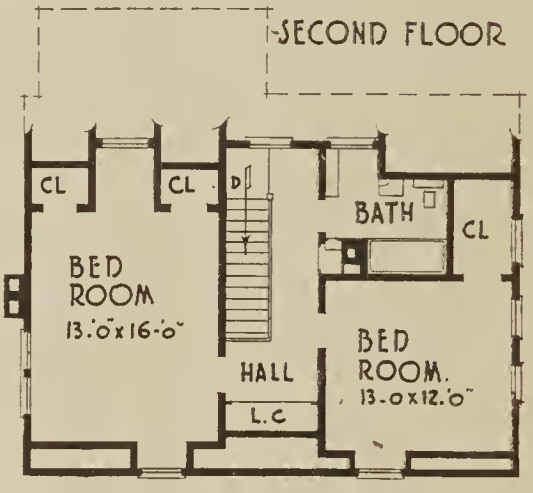
Plan No. 679—English Character and Beauty

Size 28'-6" x 34'—Area 1189 sq. ft.

This imposing English house finished in shakes with its brick and stucco with half timbering front gable and leaded glass corner windows in the dining room is as convenient and livable inside as it is charming from the outside. The rooms are generous in size and well arranged with large closets and lots of built-ins besides the large storage space in the front of the second floor.

The basement is large and airy with room for a party room under the living room besides a laundry room, heating space and storage room. A grade entrance from the rear leads to the basement as well as to the kitchen which is provided with carefully arranged cupboards.



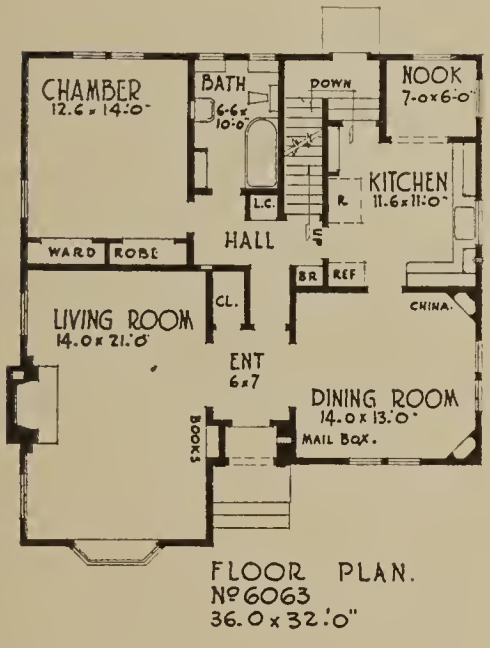


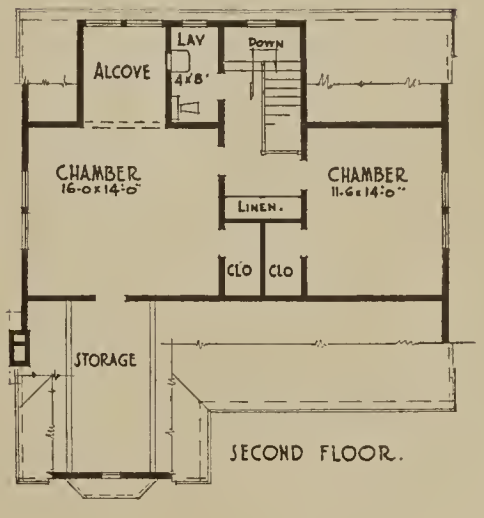
Plan No. 681—New England Colonial

Size 34′-6″ x 26′-6″—Area 1012 sq. ft.

The unusual beauty of this house is suitable to either city or suburban construction and the room arrangement is ideal for comfortable living with the living room completely isolated from the bustle of the rest of the house. Halls provide complete privacy and convenience and cupboard and closet space is ample.

The bay windows and second story overhang with drop brackets are the arresting features of the exterior of this beautiful old colonial type house finished in siding. A full basement provides a party room as well as laundry and furnace rooms.



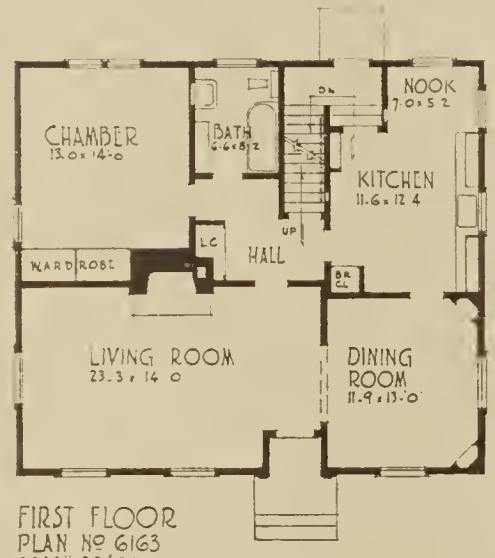


Plan No. 6063—Fine Colonial House

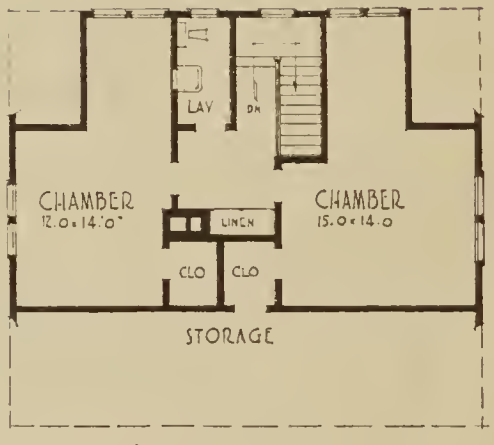
Size 36′ x 32′—Area 1259 sq. ft.

Nothing has been left out that might make this house more complete; the rooms are generous, the arrangement provides perfect privacy and convenience, and ample size provides every possible built-in convenience such as dressing tables cupboards and other storage spaces.

The exterior is informal and lovely with a metal roofed bay accenting the front gable which protects the recessed entrance door and its dignified entablature. Plans provide for a rectangular full basement which may be divided into the usual fuel and laundry rooms as well as other storage space, or by simply building another flue in the broom closet and excavating under the entire living room a party room may be built in the basement. Shakes or siding would be equally effective as an exterior material painted white with green shutters and dark roof.



FIRST FLOOR
PLAN Nº 6163
36'-6" x 32'-0"



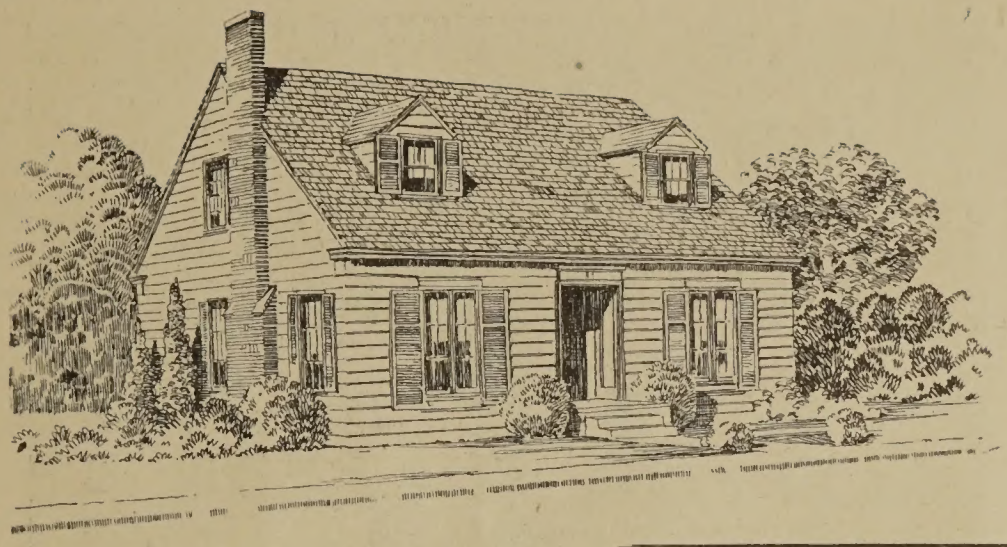
SECOND FLOOR
PLAN Nº 6163

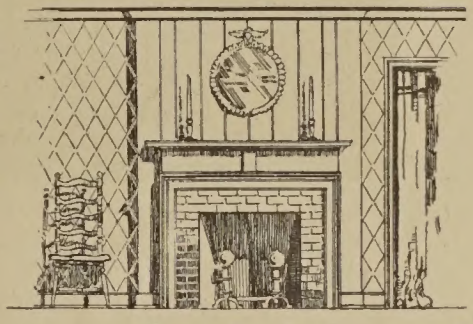
Plan No. 6163—Impressive Cape Cod

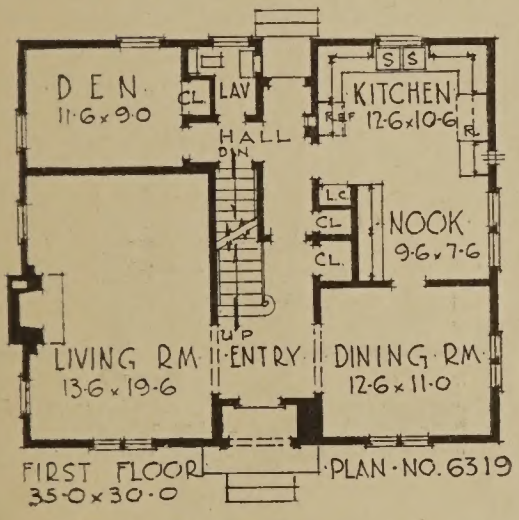
Size 36'-6" x 32'—Area 1168 sq. ft.

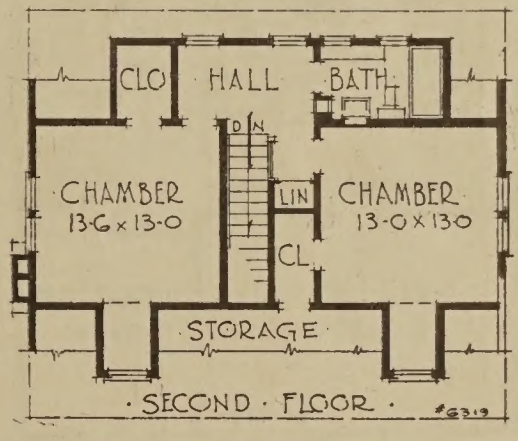
This house finished in white painted shakes and trim, with shutters and roof a contrasting color gives a large amount of room and a wide front and yet it can be built on an ordinary city lot. Well provided with built-in cupboards and closet space the large rooms in this house were arranged for comfort and convenient circulation with lots of light and cross ventilation in all rooms.

A dormer in the roof to the rear provides space for the bathroom and alcoves in the bedrooms on the second floor. A full basement provides space which can be used for a party room with a fireplace as well as laundry room, furnace room, fuel storage and other utility rooms.









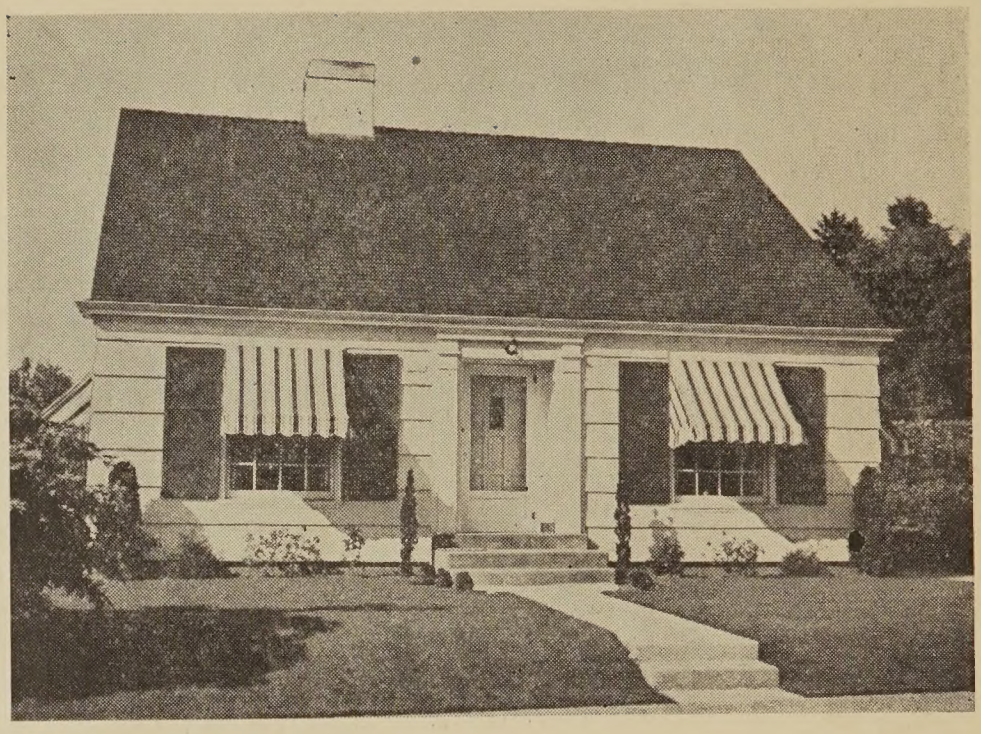
Plan No. 6319—Large Colonial House

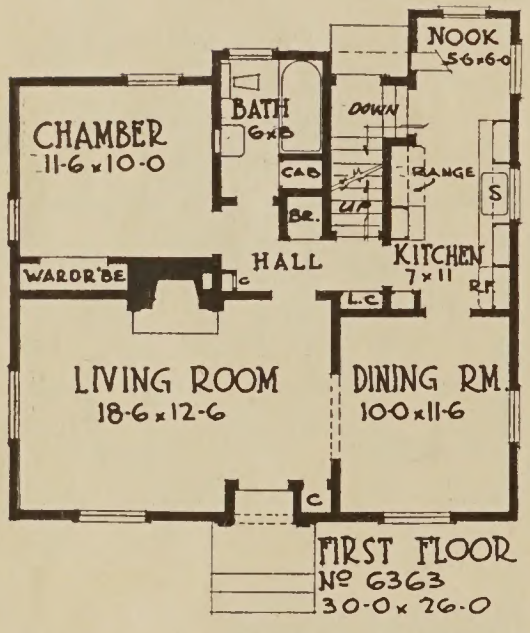
Size 35′ x 30′—Area 1050 sq. ft.

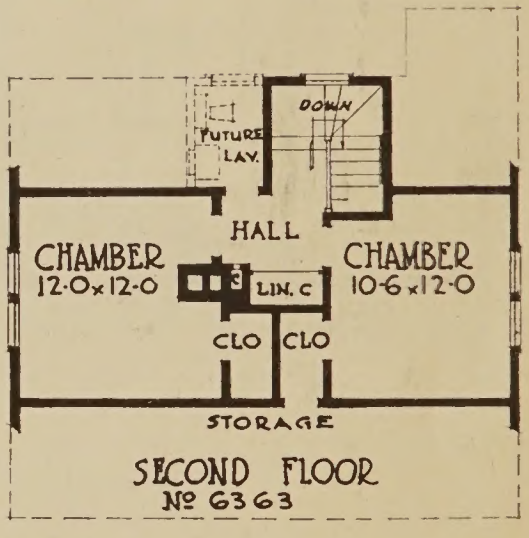
The main entrance hall with its open stair is a feature of beauty as well as convenience in this fine Cape Cod house which could be finished in white painted siding with a contrasting color on the shutters and roof. The kitchen was scientifically designed for convenience and ample storage space is provided both in the kitchen cupboards and the buffet in the nook.

A dormer to the rear of the house provides space for the bath and stairhall while smaller dormers on the front roof provide cross ventilation for the bedrooms. The small drawing shows a picture of the fireplace which is a feature of the good sized living room which is completely isolated from the rest of the house.

The full basement can be finished into laundry, heating room, fuel storage and other utility spaces.



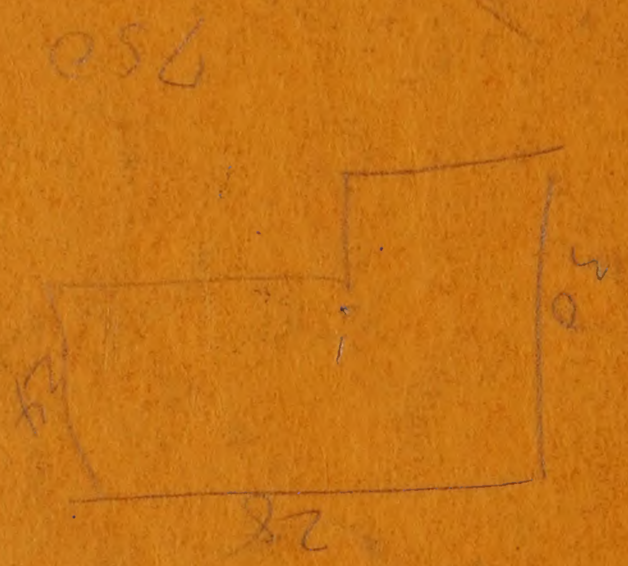




Plan No. 6363—Modest Cape Cod

Size 30′ x 26′—Area 818 sq. ft.

This plan is a very popular one as it provides a maximum of living space and rooms in a minimum of ground area. The shake exterior is simple and attractive with dark shutters and roof.

A full basement can be divided into a party room as well as laundry room, furnace room, fuel space and other utility spaces. A tiny coat closet at the front door serves as a guest closet and closet space in the bedrooms is generous and well located. The kitchen is carefully planned for ample storage space and convenience and also provides a small nook for a breakfast table.

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